

**ZONING & PLATTING
COMMISSION**

HANDOUTS

SEPTEMBER 15, 2015

C.1 - Austin Oak
Late back-up

From: Denkler, Ann - BC
Sent: Thursday, September 10, 2015 4:41 PM
To: Julie Rawlings
Cc: Haase, Victoria [Tori]
Subject: RE: Austin Oaks case number C814-2014-0120

Dear Ms. Rawlings,

Thank you for your letter.

I've copied the case manager for this rezoning case, in the interest of time, so that she will include this letter in the "back-up."

I hope BCA will attend the hearing next Tuesday in order to determine whether the extension is denied or postponed.

Cordially,

Ann Denkler

From: Julie Rawlings
Sent: Thursday, September 10, 2015 4:20 PM
To: Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC
Cc: District10; Guernsey, Greg; Rusthoven, Jerry
Subject: Austin Oaks case number C814-2014-0120

Re: zoning change for Austin Oaks case number C814-2014-0120.

The Balcones Civic Association requests that the City of Austin deny the proposed Austin Oaks planned unit development (PUD) zoning request.

If the Austin Oaks PUD (the PUD) is built, daily car trips are expected to increase by more than 15,000 trips per day; vehicles will idle at intersections that are already failing. New students will attend currently overfull schools. Numerous beautiful heritage trees will be lost. The height of the office buildings, taller than any outside of downtown, will degrade the character of the neighborhood. Moreover, the Austin Oaks PUD, as proposed, would be in direct conflict with *Imagine Austin*.

We believe that there are numerous reasons to reject the zoning application for the PUD as stated above. However, non-compliance with the vision set forth under *Imagine Austin*, and the precedent that would be set for continued overgrowth along Mopac are key reasons for opposition to the project.

Under the *Imagine Austin* plan, this site is designated as a neighborhood center that would encompass all four corners of the Spicewood Springs Rd/Anderson Lane and Mopac intersection. The smallest and least intense of the three mixed-use centers, a neighborhood center should have between 5,000-10,000 people and 2,500-7,000 jobs spread among all four corners.

The developers of the proposed PUD, which will sit on only one corner of the neighborhood center, claim they will provide 3,000+ jobs. Approval of the PUD is likely to accelerate the development timeline of the other three corners, adding so many more jobs, the number would greatly exceed the total expected.

Additionally, the height of the buildings proposed significantly exceeds what is envisioned for a neighborhood center. In fact, the building heights as proposed, are clearly more in line with those of a regional center, the largest of the three mixed-use centers (ie. The Domain). Were 120 ft. buildings allowed on this property, the precedent would be set for massive construction along Mopac between highways 183 and 290.

We recognize that new development/redevelopment is inevitable. However, proposed projects must include measures to preserve and, even better, enhance the quality and beauty of our 40-year-old community. The Austin Oaks PUD proposal does not preserve or enhance.

Thus, we ask that you deny a zoning change for Austin Oaks case number C814-2014-0120.

Sincerely,

Julie Rawlings

Vice President,

Board of Directors

Balcones Civic Association

Please include this letter in back-up materials for any hearings.

Ann Denkler
Zoning & Platting Commission

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From: Joni L Elliott
Sent: Sunday, September 13, 2015 12:56 PM
To: Haase, Victoria [Tori]
Subject: ZAP Sept Mtg-Arguments Opposing Proposed Austin Oaks PUD

Dear Ms. Haase: I request that this letter be included in the backup information to the Zoning and Platting Commission members. If there is time for this letter to be included for the Sept.2015 meeting it would be appreciated; otherwise, please disseminate as early as you are able. Thank you, Joni L. Elliott

Joni L. Elliott
4711 Spicewood Springs Rd., #167
Austin, TX 78759

September 14, 2015

Commission Members
City of Austin Zoning and Platting Commission

RE: Request to Deny Proposed Austin Oaks Planned Unit Development (PUD)

Dear Esteemed Members:

This correspondence records my opposition to Twelve Lakes LLCs' (Developer's) application for proposed rezoning of the Austin Oaks site (31 acres) to a Planned Unit Development (PUD). I respectfully ask the Zoning and Platting Commission (ZAP) to deny/kill the proposed PUD based on the following arguments:

Flawed City of Austin 2014 Traffic Impact Analysis (TIA):

Spicewood Springs Rd. (Spicewood) is an east-to-west corridor between two major thoroughfares, Loop 1 (Mopac) and Loop 360 an approximate 3.5 mile drive. The City's 2014 TIA DOES NOT include traffic analysis beyond the intersection of Spicewood and Mesa Dr. (Mesa). From this intersection west to Loop 360 is 2.5 miles, 2.3 miles of which is only two lanes (one lane each direction) a highly significant factor.

I request ZAP take exception to the City's 2014 TIA when considering any/all of the Developer's estimates of increased trips per day on Spicewood and to NOT rely on the Developer's most recent TIA. Neither TIAs adequately consider the significant burden increased traffic flow will have on numerous residential multi-family neighborhoods and offices on Spicewood especially those between Mesa and Loop 360. (Note: The 2.5 mile stretch will already be overburden with increased traffic once the 12,000 sq.ft. development, The Overlook at Spicewood Springs, is completed.)

The environmentally sensitive areas buttressing the 2.5 mile Spicewood roadway of which 2.3 miles is two lane are of extreme importance. Almost 28 acres are named Preserves (Barrow and Stillhollow) which lay to the south of Spicewood. Several acres of deed-restricted Canyonlands lay to the south/north of this roadway as

well. The totality of all acreage has existed for decades and touts identified caves and is home to an abundance of wildlife including endangered bird habitat.

City of Austin Code Section 25-10-6 (11) Scenic Roadways Described states, "Spicewood Springs Rd., from Mesa Drive to Loop 360". This is the exact 2.5 mile stretch of roadway addressed above.

PUD Opposition

September 14, 2015

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I fear that if ZAP approves this proposed PUD (just less than two miles east of this Scenic Roadway) current citizens and not too distant future generations will NO longer be able to identify this roadway as "Scenic" due to the impact and enormity of traffic this proposed PUD will generate.

Does Not Comply with Principals of Imagine Austin:

The Imagine Austin Plan (Plan) proposes development of two Neighborhood Centers at Anderson Ln. and Far West Blvd. Once built the Centers will have a significant impact on traffic and overall growth in the Mopac/Anderson Ln. and Spicewood corridors. The burden to nearby residents and citizens alike of an unplanned PUD NOT even in the Plan will be monumental.

The Plan further sets forth protection of environmentally sensitive areas by limiting land use and transportation. The Plan addresses what lands are considered environmentally sensitive: areas on steep slopes, caves or significant wildlife habitat and endangered bird habitat.

I fear that if ZAP approves this proposed PUD the 2.5 mile Scenic Roadway of Spicewood designated in City Code will forever cripple lands above noted, named Preserves, Canyonlands and deed-restricted acreage.

In conclusion, the 2014 City TIA reflects work under the auspices of a former City Transportation Director. I suspect City officials have received many written oppositions related to the traffic impact alone if this proposed PUD is received. It seems feasible that whomever has authority to do so request an updated City TIA. I was employed for over 30 yrs. in regulatory State government and know that "mistakes" are not easily admitted. Every instance whereby integrity is compromised, especially decisions impacting public welfare/safety is one too many. City officials still have time to right a wrong here?

I feel fortunate to have called Austin home for almost 58 years and to have resided within a 10 mile radius of this proposed PUD for many of those years. I am confident ZAP will give due diligence to citizens' input received opposing this proposed PUD. Thank you for your public service to this great City of ours.

Respectfully yours,

Joni L. Elliott

From: Daniel Germain []

Sent: Saturday, September 12, 2015 2:11 PM

To: Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiobassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC; Haase, Victoria [Tori]

Cc: Anguiano, Dora; Rusthoven, Jerry; Guernsey, Greg; District10

Subject: Please VOTE TO DENY the Austin Oaks PUD Rezoning Request on Sept 15 - No more delays!

ZAP Commissioners, City Staff,

I am a 33 year resident of the NW Hills neighborhood and live within 3 miles the Austin Oaks property. I am writing to request that you vote to DENY the Austin Oaks PUD Rezoning request without further delay. I also request this email to be included in the back up material on the case.

NO SUPERIORITY: This project does not meet the superiority requirements needed for approval. The developer could in fact redevelop under existing zoning, nearly doubling their existing square footage and increasing their revenue by over 360% (see attached chart), with much less negative impact to our neighborhoods. The park land they offer is undeveloped today and would remain so mostly due to flood plains and other factors. The 1,500 sq.ft of community space is nothing significant, we already have the JCC and many churches and other much larger and more suitable community space available to us. The developer is gaming the affordable housing numbers, the traffic impact, the height impact, the environmental impact. IT IS TIME TO PUT AN END TO THIS CHARADE. Please listen to the Austinites who will have to live with the AO project for decades to come, not the Dallas developer who is in for a quick profit despite the detrimental impact to the character of Austin.

There are many many reasons to put an end to this disruptive project. I will highlight the top 10:

1) Don't Dallas my Austin: The project, even in its current revision, is inappropriate for the neighborhood and sets a dangerous precedent. It places another "downtown" high rise office park in the middle of a residential neighborhood and will create a precedent for all the other similar plots of land up and down Mopac, such as Mopac/Steck, Mopac/Far West, Mopac/2222, Mopac/35th-38th. Is this the Mopac we want, to become another Dallas North Central Expressway with high rise office towers? From the overwhelming opposition by all neighborhood associations and residents in the area, the answer is a resounding "NO!"

2) Imagine Austin - Did we mean it? part 1: Despite the developer's claim, this is not a "Neighborhood center" as envisioned in the Imagine Austin plan. Imagine Austin defines a "Neighborhood Center" as the smallest of the three types of centers, and intended to be walkable, bikeable, and with a commercial focus intended to support the local neighborhoods such as "doctors, dentists, coffee shops, branch libraries, dry cleaners, coffee shops, and the like". A good example of a neighborhood center is the FarWest Blvd area, east of Chimney Corners, where there is a nice mix of commercial, residential, and retail that support the surrounding neighborhoods.

3) Imagine Austin - Did we mean it? part 2: The developer claims that based on the job counts, which they place at somewhere around 7,500, this development should be considered a neighborhood center. In fact, on that basis alone, the AOPUD project could be classified as all three since Regional Centers are targeted to support between 5,000 and 25,000 jobs, Town Centers between 5,000 and 20,000 jobs, and Neighborhood

Centers between 2,500 and 7,500 jobs. So, let's take a broader look and not use jobs as the main aspect in order to categorize this project. This is a 9AM to 5PM office park. 72% of the center is office towers out of character with the neighborhood. The small amount of retail, currently set at 30,000 SqFt or about 2% of the complex, will be focused on the 9-5 population, not the neighborhood. Once those towers empty out on Friday at 5PM, there will not be sufficient clientele to justify staying open. The 50,000 sq. ft of proposed high-volume restaurant will support sandwich shops or fast food outlets that are once again focused on the 9-5 population, not the neighborhood. This PUD, on weekends and after business hours will be a ghost town. That is not a "Neighborhood Center", it is an office park.

4) Traffic Traffic Traffic... Part 1: This project is automobile centric, not what we want for Austin. It does not have mass transit to support the volume of commuters expected. due to the hilly terrain, buses barely service that area and riders would have to walk (in business attire in summer temperatures or winter inclement weather) somewhere between .7 and 1 mile to access Cap Metro bus lines. Even if train service ever materializes some 20 or 30 years from now, the station will be half a mile away, again an uncomfortable walk in this hilly terrain, with no shade cover to make the trek comfortably.

5) Traffic traffic Traffic... Part 2: With some 20,000 new trip daily, the path of least resistance for all these commuters who will office in the nearly 1,000,000 sq.ft. of office tower will be to cut through the neighborhoods. At rush hour, traffic apps like Waze and others will route drivers through the neighborhoods as the backups on Mopac and 183 will make those preferred routes less attractive. Our neighborhood residential streets will become dangerous for our children and neighbors of all ages. It will change the nature and character of the neighborhoods forever. (See attachments)

6) Traffic Traffic Traffic Part 3: School Traffic Safety... the cut through traffic into the NWACA neighborhood from the project would put hundreds of kids in harms way. There are numerous elementary and middle schools in the neighborhood and kids today walk and bike to/from school as they are not provided with bus service due to the proximity of the campuses. We already experience many accidents and near miss, and traffic volume will continue to increase even without the AOPUD, so why aggravate the situation?

7) Traffic, Traffic, Traffic Part 4: Comments from the City own Traffic Engineer to the developer's TIA confirm that the TIA has "under reported background traffic", "overestimated internal capture", "improvements that do not seem feasible in many situations", and conclude that "It appears that a reduction in density is needed." The \$9M fund proposed for traffic remediation (and not fully funded for several decades) is woefully inadequate to address the real solutions such as a wider bridge over Mopac at Anderson Lane, and at Far West, additional on-ramps to Mopac Northbound at Far West, a frontage road on the east side of Mopac between Far West and Anderson Lane, widening of Spicewood Springs, a complete redesign of several intersections including Spicewood at 360, etc... There is probably some \$100M to \$150M of infrastructure needed to address the traffic problems created by this project. Who will pay for it? when will we see it?

8) Heritage Oaks: The tree survey is outdated. Many of the live oaks on the property are unreported Heritage trees. A team of volunteers recently professionally measured numerous trees on the property and found them to be inaccurately reported on the tree survey. Here are the comments from that group of neighbors: *"On a hunch, today the 23 inch diameter trees from 11/22/13 were professionally measured, AND THEY ARE ALL 24 INCHES OR GREATER NOW, THEY SHOULD ALL NOW BE HERITAGE TREES, except for the 1 cedar, and not an unhealthy one in the whole bunch. Also measured, the Heritage Trees mentioned in PUD Note 35*

that may be moved or cut down to see what their progress has been in the past 2 years. Our sample was intended to be all of the 23 inch trees from the 2 year old survey, but we noticed 2 large trees not in our sample and had them measured just to see what they had been before, and they both turned out to be 24 inches now from 21 and 22 inches two years ago. So, all of the prior 23 inch trees from two years ago should now be Heritage Trees, except for 1 Cedar and we did not measure it. We suspect a number of the 21 and 22 inch trees from two years ago may now be Heritage Trees also. There are now also a couple of the Heritage Trees proposed to be cut down that have now moved into the 30 inches diameter or greater category and deserve the extra considerations that that entails." In addition, some 60 oaks lining the property will have to be cut down to accommodate wider sidewalks. Given that the tree survey is no longer representative of the Heritage Tree environment on the Austin Oaks tracts, the tree survey should be expected to be redone by the applicant, or better yet, an independent qualified organization.

9) Unreported environmental features: KARST, unmarked springs, undocumented caves, and more... The Austin Oaks land contains rich, critical environmental features and potential habitat for protected species. These are either unreported or under reported in the documents submitted. A complete independent audit and study should be performed before any rezoning is approved.

10) Liars, liars, pants on fire: In my opinion, the developer and his lobbyist have not acted in good faith throughout this process. They have strung the process along, failed to provide complete and timely responses to staff comments, conducted push polls (and still had majority opposition to their polling results despite their biased questions), misled neighbors at various presentation (for example: claiming that the conceptual drawings were legally binding and depicting exactly what would be developed, presenting drawings out of scale to minimize the impact of the height their project would have on to the neighborhood, and more). Due to the location of the complex and comps used to calculate the numbers, the developer's affordable housing will not be affordable at all, they are merely attempting to game the system. Unlike the developers of The Grove who have at least made a serious and concerted effort at engaging and developing support from the neighbors, the Austin Oaks owners and representatives have been uncooperative and are simply trying to wear us down. Please don't let a Dallas developer destroy our neighborhoods, our culture, our way of life.

In conclusion: This project has been extremely disruptive to our neighborhoods. There is overwhelming and unanimous opposition by all the major neighborhood associations impacted, and HOA in the area. No one supports this project.

It is time to put an end to this charade. **PLEASE VOTE TO DENY THIS REQUEST ON SEPTEMBER 15.**

Respectfully submitted,

Dan Germain

Austin, TX 78731

From: Jim Bernard []

Sent: Monday, September 14, 2015 11:35 AM

To: Haase, Victoria [Tori]

Subject: Fwd: Time Sensitive STOP the PUD Request to the Neighborhood: Write to ZAP Today before their Hearing on the PUD Tomorrow

Tori -

Regarding the PUD opposition email copied below, I'd like to express a contrary opinion.

I live at 4111 Spicewood Springs Rd., about 1/2 mile west of the project and 300' from the street. Very few other neighborhood residents will be as affected by the PUD as we are (most of the buildings along Spicewood are commercial on our side of the street).

I encourage the city to continue the conversation with the developer. I'm not concerned about the traffic (I expect a fair portion of it will be the result of a dynamic new neighborhood center).

I'm not concerned about the height of the building. In fact, I'd like the parking garages to go back underneath of it so more of the site can be preserved for green space.

I'd like the developer to make side-walk improvements on the south side of Spicewood Springs so that my family and I can walk to Austin Oaks, which seems like a small concession.

My boys also attend Doss. We're not concerned about over-crowding. The neighbors that are should have supported the 2013 bond election (which lost by 270 votes) that allocated money to Doss for facility improvements.

The bottom line is, the group sponsoring the email below do not speak for the neighborhood. There are many of us with children who have made and are making a significant commitment to the area. We think the potential for the project is fantastic and look forward to visiting it when it's re-developed.

I can't make the meeting tomorrow, but am happy to publicly support the rezoning process at later meeting.

Begin forwarded message:

Sent: Monday, September 14, 2015 11:12 AM

Subject: Time Sensitive STOP the PUD Request to the Neighborhood: Write to ZAP Today before their Hearing on the PUD Tomorrow



14 September 2015

MEMO to the NEIGHBORHOODS:

Dear Neighbors and Fellow Citizens of Austin:

On Tuesday, Sept 15, the Zoning and Planning Commission will meet and the Austin Oaks PUD is on their agenda for a hearing.

Based on comments made by Jerry Rusthoven of the City Planning Department at the recent BCA meeting last Tuesday, it is likely the staff will not be prepared to issue a recommendation and will instead request postponement of a hearing until mid-November. Regardless, your help is needed once again to keep the city informed that the NEIGHBORHOOD has not lost interest in this case.

What we need you to do before the meeting tomorrow:

1. If you have time to come down and represent the overwhelming neighborhood opposition, please do so.

(Just know that it is likely that no one or only a handful of people will be asked to speak.)

2. As an alternative to attending the meeting, **please take time to email the ZAP and to copy the city case manager before Tuesday and let them know how you feel about this project.**

If you have written already, you need to do so again. Its aggravating, but that is what we are being told to advise you to do since we have a NEW ZAP committee and they have not heard from you before. All our previous emails to the former ZAP commission are in the archive of the case.

Thank you for taking time to do this TODAY. We realize you are busy, but this is important and will affect our lives for many years to come.

Sincerely,

the STOP the PUD TEAM

NW Austin Neighbors



© Can Stock Photo

TEAM = Together Everyone Achieves More!

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Here are some helpful tidbits you may want to include in your letter.

Our ongoing community and professional research continues to show a number of factors that are flawed about the PUD request and it is important that you remain aware. Here are a few:

--Neighborhood Center: NOT! The developer and his consultant-lobbyists are characterizing the project as a Neighborhood Center as defined in the Imagine Austin plan based on the number of jobs the project will host once complete. However, there are many other components defining the 3 types of centers, and this is more of a regional or town center. NWACA has uploaded definitions as per the Imagine Austin plan on their webpage. You can also search "imagine Austin" "neighborhood center" (use both phrases in quotes as shown) to quickly find it.

—Asking for the Moon: The developer is requesting that the PUD be granted and include an overlay of General Retail over the entire property. This is significant because it allows them to built retail and office on any section of the property. Currently the property has a buffer area between the buildings and the residential area. To change the current set up to a PUD with GR overlay will irrevocably change the character of the neighborhood and turn Hart Lane into a retail corridor. This is anything but a "community minded" request and illustrates the lack of good faith to collaborate with the neighborhood to preserve our community character. This lack of real or well intentioned negotiation is a persistent theme by this developer and his paid advocates, The Drenner Group.

--Environmental Features: The tree study submitted is outdated and under-reports the number of Heritage trees by double digits. This is not an insignificant discovery. Numerous other important environmental features are also under/not reported. Independent professionals have been sought out by the neighborhood to validate the Tree measurements and the evaluate the environmental KARST features and hydrology. We want the CITY to ask for an independent organization to conduct an unbiased and current tree survey and environmental survey of the site on behalf of the city and the applicant ASAP!

--Traffic, Traffic, Traffic: The developer now says they will use the up-to \$9M for traffic remediation, forget schools, parks, and everything else they've proposed to try to appease us. Remember, that \$9M will be funded over several decades from now, and will not be sufficient to remedy the traffic impact this development alone will generate immediately. In fact, the developer will only be required to fund a "pro-rata" share, and the city taxpayers will have to fund the rest. The developer is proposing between 3% of the costs and 9% of the costs for the road improvements this development will cause. Notably, the remaining 91% of the costs to improve our roads due to this PUD (if granted) will compete with other CITY-WIDE funding requestS from all over Austin; and there is no guarantee for timely funding. Tax implications for the citizenry are clear. Taxes will have to go up to cover the developer's shortfall due to this process if not addressed TODAY.

--Please write Tori.Haase@austintexas.gov, CASE MANAGER at the City of Austin and the ZAP COMMISSION members (email list below) and make your voices heard.

BE SURE TO ASK THAT YOUR LETTER OR EMAIL BE INCLUDED IN THE BACK UP ON THIS CASE.

ZAP COMMISSION DIRECT EMAILS ARE ALL OF THE FOLLOWING:

bc-Dustin.Breithaupt@austintexas.gov

bc-Louisa.Brinsmade@austintexas.gov

bc-Ann.Denkler@austintexas.gov

bc-Bruce.Evans@austintexas.gov

bc-Yvette.Flores@austintexas.gov

bc-Jackie.Goodman@austintexas.gov

bc-Susan.Harris@austintexas.gov

bc-Jolene.Kiolbassa@austintexas.gov

bc-Sunil.Lavani@austintexas.gov

bc-Gabriel.Rojas@austintexas.gov

bc-Thomas.Weber@austintexas.gov



JIM BERNARD

member, chief financial officer

512-351-1874



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Jim Bernard

(512) 351-1874

jamesmbernard@gmail.com

From: Tracy Cornelius

Sent: Monday, September 14, 2015 11:54 AM

To: Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC; Haase, Victoria [Tori]

Subject: Austin Oaks PUD

This project does not fulfill Imagine Austin objectives, and I am outraged that the developer is claiming it does. How is a suburban neighborhood an appropriate location for highly dense housing? The huge traffic and environmental impact of this project will negatively affect an existing neighborhood and overwhelm it. It will add commuter traffic to Mo-Pac which is already hugely oversubscribed.

Dense housing makes sense downtown or near the University of Texas. Dense housing added to an existing suburban neighborhood does not make sense if quality of life is an objective. There is one bus route out there. All of the thousands of tenants will be driving cars.

Also why can the city allow developers to cut down as many heritage trees as they want and then not allow property owners to do the same? Why is the destruction of trees in these developments never publicized and never an issue?

And finally despite what the developer may be promising, the significant increase in population will add hundreds of students to already overcrowded neighborhood schools (Murchison, Doss, possibly Hill). You cannot start adding dense housing to neighborhoods with schools that are at two times their designed capacity. It is grossly unfair to the students, and parents will not continue to tolerate it.

Please consider all these factors in weighing your decision.

Sincerely,

Tracy Cornelius

From: Bill and Sharon []

Sent: Monday, September 14, 2015 2:41 PM

To: Haase, Victoria [Tori]

Subject: STOP the Austin Oaks PUD!

Decision makers:

We live across from two recent developments that are affecting our neighborhood: Some effects are positive while others are negative. However, we are against Austin Oaks because of the huge, negative effect it will have on the area.

*schools

*traffic

*loss of trees

Did I say traffic?

Leave the area as-is with no change! Also, please ask that this email be included in the back-up on this case.

Sincerely,

Bill & Sharon Duncan

3733 Cima Serena Drive

Austin, TX 78759

"In matters of style, bend like a river. In matters of principle, stand like a rock." Keith E. Reed, Chief of Police; Troy, Texas

From: Daphne Corder]
Sent: Monday, September 14, 2015 3:52 PM
To: Haase, Victoria [Tori]
Subject: PUD

Ms Haase,

Please do not vote to change zoning for the PUD development in my area. I am a parent of children who are already in over crowded schools and we have not seen the end of this overcrowding given how much this neighborhood is expected to grow WITHOUT the PUB. I am also very concerned about the traffic in the area. The plan by the developers comes very short of what is needed and not to mention the environmental impact on our city. Many of the surveys used as so old that they do not reflect the fact that many trees are now considered heritage trees and are not allowed to be cut.

I urgently and sincerely request that you listen to the people in this community who will be affected by this decision. We are not in agreement of this plan.

Thank you,
Daphne Corder
8504 Silver Ridge Dr
Austin TX 78759

From: Mark Hilpert []
Sent: Monday, September 14, 2015 4:29 PM
To: Haase, Victoria [Tori]
Subject: NO to the Austin Oaks PUD

Tori: I am writing once again to express my 100% opposition to the Austin Oaks owner's Rezoning Application to a PUD (Planned Unit Development) and ask you to deny this application in its entirety. Austin has become a never-ending construction zone, and I refuse to let our neighborhood become part of it. This monstrosity will bring unwanted traffic, overcrowded schools, and increased hassles for homeowners like myself.

Anyone who has driven around Northwest Hills and has seen the "No PUD" signs everywhere will understand that this is an unwanted development that some Dallas developer is trying to ram down our throats. I don't believe a single word the developer says. He doesn't have to live here -- we do.

I request that my comments be included in the back up to this case.

Sincerely,

Mark Hilpert
4214 Woodway Drive

From: Jill May []

Sent: Monday, September 14, 2015 4:30 PM

To: Haase, Victoria [Tori]

Cc: Dustin.Breithaupt@austintexas.gov; Louisa.Brinsmade@austintexas.gov; Ann.Denkler@austintexas.gov; Bruce.Evans@austintexas.gov; Yvette.Flores@austintexas.gov; Jackie.Goodman@austintexas.gov; Susan.Harris@austintexas.gov; olene.Kiolbassa@austintexas.gov; Sunil.Lavani@austintexas.gov; Gabriel.Rojas@austintexas.gov; Thomas.Weber@austintexas.gov

Subject: PUD

I object to the Austin Oaks owner's Rezoning Application to a PUD and ask you to deny this application in its entirety for the following reasons:

- **Neighborhood Center: NOT!** The developer and his consultant-lobbyists are characterizing the project as a Neighborhood Center as defined in the Imagine Austin plan based on the number of jobs the project will host once complete. However, there are many other components defining the 3 types of centers, and this is more of a regional or town center. NWACA has uploaded definitions as per the Imagine Austin plan on their webpage. You can also search "imagine Austin" "neighborhood center" (use both phrases in quotes as shown) to quickly find it.
- **Asking for the Moon:** The developer is requesting that the PUD be granted and include an overlay of General Retail over the entire property. This is significant because it allows them to built retail and office on any section of the property. Currently the property has a buffer area between the buildings and the residential area. To change the current set up to a PUD with GR overlay will irrevocably change the character of the neighborhood and turn Hart Lane into a retail corridor. This is anything but a "community minded" request and illustrates the lack of good faith to collaborate with the neighborhood to preserve our community character. This lack of real or well intentioned negotiation is a persistent theme by this developer and his paid advocates, The Drenner Group.
- **Environmental Features:** The tree study submitted is outdated and under-reports the number of Heritage trees by double digits. This is not an insignificant discovery. Numerous other important environmental features are also under/not reported. Independent professionals have been sought out by the neighborhood to validate the Tree measurements and the evaluate the environmental KARST features and hydrology. We want the CITY to ask for an independent organization to conduct an unbiased and current tree survey and environmental survey of the site on behalf of the city and the applicant ASAP!
- **Traffic, Traffic, Traffic:** The developer now says they will use the up-to \$9M for traffic remediation, forget schools, parks, and everything else they've proposed to try to appease us. Remember, that \$9M will be funded over several decades from now, and

will not be sufficient to remedy the traffic impact this development alone will generate immediately. In fact, the developer will only be required to fund a "pro-rata" share, and the city taxpayers will have to fund the rest. The developer is proposing between 3% of the costs and 9% of the costs for the road improvements this development will cause. Notably, the remaining 91% of the costs to improve our roads due to this PUD (if granted) will compete with other CITY-WIDE funding requestS from all over Austin; and there is no guarantee for timely funding. Tax implications for the citizenry are clear. Taxes will have to go up to cover the developer's shortfall due to this process if not addressed TODAY.

Thank you for your consideration of this matter.

Jill May

Jill May

Jill May Interiors

512.694.6549 // www.jillmayinteriors.com

From: Van Fitzgerald []

Sent: Monday, September 14, 2015 4:33 PM

To: Haase, Victoria [Tori]; Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC

Subject: Austin Oaks PUD rezoning application

Good Day,

I request that this communication be included in the back up on this case.

I object to the Austin Oaks owner's Rezoning Application to a PUD (Planned Unit Development) and ask you to deny this application in its entirety for the following reasons:

1. The developer is characterizing the project as a Neighborhood Center as defined in the Imagine Austin plan based on the number of jobs the project will host once complete. However, there are many other components defining the 3 types of centers, and this is more of a regional or town center.
2. The developer is requesting that the PUD be granted and include an overlay of General Retail over the entire property. This is significant because it allows them to built retail and office on any section of the property. Currently the property has a buffer area between the buildings and the residential area. To change the current set up to a PUD with GR overlay will irrevocably change the character of the neighborhood and turn Hart Lane into a retail corridor.
3. The tree study submitted is outdated and under-reports the number of Heritage trees by double digits. This is not an insignificant discovery. Numerous other important environmental features are also under/not reported. Independent professionals have been sought out by the neighborhood to validate the Tree measurements and the evaluate the environmental KARST features and hydrology. We want the CITY to ask for an independent organization to conduct an unbiased and current tree survey and environmental survey of the site on behalf of the city and the applicant ASAP!
4. The developer now says they will use the up-to \$9M for traffic remediation only and not schools, parks, etc. they've proposed to the neighborhood associations. Remember, that \$9M will be funded over several decades from now, and will not be sufficient to remedy the traffic impact this development alone will generate immediately. In fact, the developer will only be required to fund a "pro-rata" share, and the city taxpayers will have to fund the rest. The developer is proposing between 3% of the costs and 9% of the costs for the road improvements this development will cause. Notably, the remaining 91% of the costs to improve our roads due to this PUD (if granted) will compete with other CITY-WIDE funding requests from all over Austin; and there is no guarantee for timely funding. Tax implications for the citizenry are clear. Taxes will have to go up to cover the developer's shortfall due to this process if not addressed.

From: Susan Anderson []
Sent: Monday, September 14, 2015 4:41 PM
To: Haase, Victoria [Tori]
Subject: Stop the Austin Oaks PUD

*I, and my husband, **object** to the Austin Oaks owner's Rezoning Application to a PUD (Planned Unit Development) and ask you to **deny** this application in its entirety for the following reasons:*

- **Traffic, Traffic, Traffic:** We live off Mesa and the predominant amount of time driving is within a 5 mile radius of our house. Over the past 3 years (especially), traffic has increased so much that we sit waiting to turn onto Mesa for sometimes 5-10 minutes! Our somewhat small neighborhood is in the middle of a huge turnover of houses-- older, retired folks without kids moving out, and families with children moving in. As a result, more cars, more people, more traffic. In addition, Mesa and Hart Lane are used as thru streets for people that avoid Mopac. A huge portion of neighborhood and school children bike to school- one of the highest percentage of school age bike riders in our Nation. This development cannot help but exponentially increase traffic flow to an already over-populated area and I am worried about our little folks on their bikes to and from school, as well as bike commuters that use our streets as a safe way to travel bc of our bike lanes. I would strongly oppose any development PRIOR to well thought out and executed road and infrastructure development purely out of safety concerns for bikers and walkers to local schools and universities. In addition, I have been read that the developer now says they will use the up-to \$9M for traffic remediation. Wondering where this money is going to come from with all the other monetary promises to our schools and development of parks, etc. Too good to be true seems to be the key factor here that we all need to be careful about. When will the road infrastructure take place? Before and during construction or years later. Years later will be too late. Is it true that the developer will only be required to fund a "pro-rata" share, and the city taxpayers will have to fund the rest. That would be mean that the remaining 91% of the costs to improve our roads due to this PUD (if granted) will compete with other CITY-WIDE funding requestS from all over Austin; and there is no guarantee for timely funding. Tax implications for the citizenry are clear. Taxes will have to go up to cover the developer's shortfall due to this process if not addressed TODAY. Let's not let this get out of hand before it's been thought through.
- **Environmental Features:** The tree study submitted is outdated and under-reports the number of Heritage trees by double digits. This is not an insignificant discovery. Numerous other important environmental features are also under/not reported. Independent professionals have been sought out by the neighborhood to validate the Tree measurements and the evaluate the environmental KARST features and hydrology. We want the CITY to ask for an independent organization to conduct an unbiased and current tree survey and environmental survey of the site on behalf of the city and the applicant ASAP!
- **Neighborhood Center: NOT!** The developer and his consultant-lobbyists are characterizing the project as a Neighborhood Center as defined in the Imagine Austin plan based on the number of jobs the project will host once complete. However, there are many other components defining the 3 types of centers, and this

is more of a regional or town center. I'm concerned about the impact that will have on our already overcrowded and stressed community and schools.

Sincerely,

Susan & Kevin Anderson

7812 Harvestman Cove

Austin TX 78731

From: Karen Fingerman [
Sent: Monday, September 14, 2015 4:41 PM
To: Haase, Victoria [Tori]
Cc: Breithaupt, Dustin - BC
Subject: PUD in Northwest Austin

I am writing in opposition to the PUD proposed for Northwest Austin. The infrastructure simply cannot support the PUD. The traffic is already impossible. The schools are overcrowded. We simply cannot incur the population growth.

I currently live in Northwest Hills, and I encourage you to come and try to drive through this part of time during busy times of day. Some examples: At noon, it can take 20 minutes to drive 1 mile across the Mopac bridge from Spicewood Springs to Anderson. The traffic on Spicewood Springs backs up dramatically to turn onto 360. And in the morning, the entry to Mopac near Farwest backs up two blocks onto Farwest. And I live on a side street off Mesa. If I ever need to turn onto Mesa at rush hour, I have to back track in the wrong direction to get to a place where I can get through the cars to make a right turn - I wouldn't even attempt a left turn.

The schools are overcrowded --There are dozens of portables-- and the size is well outside the scope of optimal for education-- Doss Elementary is nearly double capacity with 900 students. The schools simply cannot fit additional students.

Although I understand the desire to allow owners to do what they want with their property- In this case, you will be supporting the profits of one PUD owner over the lives and property rights of entire neighborhoods.

Please do not change the zoning to allow for this PUD.

Please include this email in the back up for this case.

Sincerely,

Karen Fingerman 7800 Shadyrock Drive

From: Van Fitzgerald

Sent: Monday, September 14, 2015 4:48 PM

To: Haase, Victoria [Tori]; Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC

Subject: Re: Austin Oaks PUD rezoning application

Good Day,

I request that this communication be included in the back up on this case.

I object to the Austin Oaks owner's Rezoning Application to a PUD (Planned Unit Development) and ask you to deny this application in its entirety for the following reasons:

1. The developer is characterizing the project as a Neighborhood Center as defined in the Imagine Austin plan based on the number of jobs the project will host once complete. However, there are many other components defining the 3 types of centers, and this is more of a regional or town center.
2. The developer is requesting that the PUD be granted and include an overlay of General Retail over the entire property. This is significant because it allows them to built retail and office on any section of the property. Currently the property has a buffer area between the buildings and the residential area. To change the current set up to a PUD with GR overlay will irrevocably change the character of the neighborhood and turn Hart Lane into a retail corridor.
3. The tree study submitted is outdated and under-reports the number of Heritage trees by double digits. This is not an insignificant discovery. Numerous other important environmental features are also under/not reported. Independent professionals have been sought out by the neighborhood to validate the Tree measurements and the evaluate the environmental KARST features and hydrology. We want the CITY to ask for an independent organization to conduct an unbiased and current tree survey and environmental survey of the site on behalf of the city and the applicant ASAP!
4. The developer now says they will use the up-to \$9M for traffic remediation only and not schools, parks, etc. they've proposed to the neighborhood associations. Remember, that \$9M will be funded over several decades from now, and will not be sufficient to remedy the traffic impact this development alone will generate immediately. In fact, the developer will only be required to fund a "pro-rata" share, and the city taxpayers will have to fund the rest. The developer is proposing between 3% of the costs and 9% of the costs for the road improvements this development will cause. Notably, the remaining 91% of the costs to improve our roads due to this PUD (if granted) will compete with other CITY-WIDE funding requests from all over Austin; and there is no guarantee for timely funding. Tax implications for the citizenry are clear. Taxes will have to go up to cover the developer's shortfall due to this process if not addressed.

Thank you,

S. Fitzgerald

Arbor Glen Way

78731

From: C Adams []

Sent: Monday, September 14, 2015 4:52 PM

To: Haase, Victoria [Tori]

Cc: Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC

Subject: "No" to the Austin Oaks PUD

Dear Ms. Haase and members of the Zoning & Platting Commission:

I am writing to clearly voice my objection to the Austin Oaks owner's Rezoning Application to a PUD and to ask you to deny this application in its entirety. As one of many -- in fact, the vast majority of our Northwest Austin community -- who are opposed to the Spire Realty plan, I have numerous sound reasons for wanting this PUD to be denied. Here are just a few:

1. The developer and his consultant-lobbyists are attempting to characterize this project as a Neighborhood Center as defined in the Imagine Austin plan, based on the number of jobs the project will host once complete. Nothing could be further from the truth. As you know, many other components help to define the three types of centers, and this is more of a REGIONAL or TOWN center. This development, as envisioned by the developer, is definitely not a Neighborhood Center, and it is disingenuous of both the developer and his lobbyist to portray it as such.
2. Spire Realty, the developer, is requesting that the PUD be granted and include an overlay of General Retail over the entire property. This is significant because it allows them to build retail and office on any section of the property. Currently, the property has a buffer area between the buildings and the residential area. To change the current set up to a PUD with GR overlay will irrevocably change the character of the neighborhood and turn Hart Lane into a retail corridor. This is hardly a "community-minded" request and illustrates the lack of good faith to collaborate with the neighborhood to preserve our community character. This lack of real or well-intentioned negotiation has been a persistent theme with Spire Realty and their paid advocates, The Drenner Group.
3. The tree study submitted is outdated and under-reports the number of Heritage trees by double digits. This is not an insignificant discovery. Numerous other important environmental features have also been under-reported or not reported at all. The neighborhood has sought independent professionals to validate the Tree measurements and to evaluate the environmental KARST features and hydrology. We want the City of Austin to ask for an independent, objective organization to conduct an unbiased and current tree survey and environmental survey of the site on behalf of the city and the applicant ASAP.
4. Traffic. Traffic. Traffic. Spire Realty now says it will use the up to \$9 million for traffic remediation -- never mind schools, parks, and everything else they've proposed in an attempt to sway neighborhood residents. Please recall that \$9 million will be funded over several decades from now and will not be enough to alleviate -- never mind fix -- the traffic impact that this development alone will generate immediately. Worse yet, the developer will only be required to fund a "pro-rata" share, while the city taxpayers will have to fund the rest. Spire Realty is proposing to pay 3%-9% of the costs for road improvements necessitated by this development. Importantly, the remaining 91%-97% of the costs to improve our roads due to this PUD (if granted) will compete with other CITY-WIDE funding requests from all over Austin, and there is no guarantee of timely funding. The tax implications are clear. Taxes will have to go up to cover the developer's shortfall.

As you know, 85% of our Northwest Austin community opposes the Austin Oaks Rezoning Application. That is huge majority. Please deny this application and force the developer to start over with the intention of coming up with something we can all live with. Please listen to the community and prevent this PUD from setting a **terrible precedent**, one that would negatively impact the entire Mopac corridor as well as communities across Austin for years to come.

Please include this email letter in the backup on this case.

Sincerely,

Cristina Adams

Writer + Editor

m: 215.307.0121 | www.cristinaadams.com



From: Silver, Charles M [mailto:]
Sent: Monday, September 14, 2015 4:55 PM
To: Haase, Victoria [Tori]
Cc: Dustin.Breithaupt@austintexas.gov; Louisa.Brinsmade@austintexas.gov; Ann.Denkler@austintexas.gov; Bruce.Evans@austintexas.gov; Yvette.Flores@austintexas.gov; Jackie.Goodman@austintexas.gov; Susan.Harris@austintexas.gov; Jolene.Kiobassa@austintexas.gov; Sunil.Lavani@austintexas.gov
Subject: I oppose the Austin Oaks PUD

Dear Ms. Haase,

I previously submitted an email explaining my reasons for opposing the Austin Oaks PUD. In a nutshell, I live in the area and I believe that the proposal is wholly incompatible with the area's status as a residential neighborhood. The predicted traffic increase will be awful and will wreak havoc throughout the area, as drivers wanting to avoid the overloaded intersection at MOPAC look for other routes and crowd other streets.

As I also wrote earlier, there are many alternative locations for a development of this sort. The 183 business corridor east and west of MOPAC is an obvious option and has the advantage of already being used by businesses extensively. Adding high-rise towers downtown would also make more sense and would encourage more density there, as people would find it advantageous to move into town to avoid traffic delays.

Please reject the Austin Oaks PUD application.

Best wishes,

Charles Silver

"I am Charlie"

512-232-1337

Papers posted on SSRN: <http://ssrn.com/author=164490>

From: Dave Angelow []

Sent: Monday, September 14, 2015 5:29 PM

To: Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiobassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC; Haase, Victoria [Tori]; District10

Subject: Perspectives on the Austin Oaks PUD -

Hello

As a homeowner in the area of the proposed PUD, I wanted to provide my views and perspectives on the potential development. Many folks don't realize the impact this project will have beyond our immediate neighborhood.

Below are my views and what I think are key considerations that weigh heavily in any decision-making process.

Aesthetic impact to the area at large

The topography of the site varies greatly. If you live in Green Trails or on the north side of Spicewood Springs Road, everything would seem one story taller because of the elevation of the property. A ten-story parking garage proposed close to Green Trails and Spicewood would seem like an eleven-story building. Who would put a ten story or eleven story building next to residential properties? On the other side of Mopac, the ten-story buildings would look like twelve story buildings.

Impact on the Neighborhood

Changes of the magnitude proposed will dramatically change the character of the neighborhood and turn it into a retail corridor - the impact will be irrevocable dramatically change the neighborhood.

The Imagine Austin plan defines 3 unique types of developments for the city to grow - and grow we must. However this area is set for a Neighborhood Center which "Smallest and least intense of the centers; businesses and services serve the center and surrounding neighborhoods" The commercial aspects are "Locally focused – grocery, shops, doctors, hair salons, restaurants, ..."

Nothing about the Proposed PUD seems to fit with plans and the impact on the neighborhood would be dramatic

A congestion Problem for the Neighborhood and beyond

NW Hills will deal with the other 10,000 trips and at least half the traffic goes out to Mopac, so everyone who drives Mopac will deal with about 10,000 more trips or more if updated traffic data are generated/used.

I saw a consultant for the developers was quoted in the Statesman as saying 2222 and Mopac was next. So, approving the Austin Oaks PUD is likely to create a precedent up and down Mopac for anything over 5 stories (the height limit for conventional zoning) Height and density drive traffic. Density assumes high occupancy, high frequency transit like light rail or Metro Rapid which provides service every 15 minutes.

Another PUD is proposed at 45th and Bull Creek which will generate 24,000 trips. Half of that traffic, 12,000 trips, will go out to Mopac. That developer is also looking at a seven-story building within the property.

In summary, as proposed the project seems problematic. it's not clear how the development benefits to a community. I believe we must continue to grow in Austin, yet this project is not right. The impact to the immediate neighborhood,

the changes to the traffic flows, the precedent it would set for additional development along Mopac dont help the city at large.

Please oppose this development on my behalf

Respectfully

David Angelow

7508 Downridge Dr.

Austin, 78731

--

c: 512 633 1500

[More at LinkedIn Dave Angelow](#)

From: Paul MacLean
Sent: Monday, September 14, 2015 5:36 PM
To: Haase, Victoria [Tori]
Subject: Stop the Austin Oaks PUD!

Others will better explain the myriad of reasons, the Austin Oaks PUD should not be approved, but I want to have my opinion heard. Therefore I offer my vote to prohibit it in any form by briefly stating the following:

- It is completely out of character with the neighborhood and overwhelms the existing zoning that area occupants that area occupants relied on when they bought into the neighborhood. Their trust is being violated.
- The potential traffic problems cannot be understated. Mopac at Spicewood Springs and the surrounding area will become as bad or worse then downtown Austin.
- The promised "benefits" serve only the developers and their purchasers. Existing residents are being displaced.
- Surrounding neighborhoods will loose the serenity they have enjoyed for decades.
- And others will add a myriad of other reasons!

STOP THE PUD!

Paul H. MacLean
8230 Summer Place Drive
Austin, Texas 78759

From: Bill Mange

Sent: Monday, September 14, 2015 6:12 PM

To: Haase, Victoria [Tori]

Cc: Breithaupt, Dustin - BC; Weber, Thomas - BC; Rojas, Gabriel - BC; Lavani, Sunil - BC; Kiolbassa, Jolene - BC; Harris, Susan - BC; Goodman, Jackie - BC; Flores, Yvette - BC; Evans, Bruce - BC; Denkler, Ann - BC; Brinsmade, Louisa - BC

Subject: PUD at MoPac and Spicewood

Dear Ms. Haase:

I object to the Austin Oaks owners rezoning application for a planned unit development and ask you to deny this application in its entirety for the following reasons.

First, the developer and his lobbyists are characterizing the project as a neighborhood center as defined in the Imagine Austin plan based on the number of jobs the project will host once it is complete. However, there are many other components defining the three types of centers, and this is more of a regional or town center.

Second, the developer and his lobbyists are requesting that the PUD be granted and include an overlay of general retail over the entire property. This is significant because it allows them to build retail and office on any section of the property. Currently, the property has a buffer area between the buildings and the residential area. To change the current set up to a PUD with a GR overlay will your revocable he change the character of the neighborhood and turn Hart lane into a retail corridor. This is not a "community minded" request. It illustrates the lack of good faith to collaborate with the neighborhood to preserve our community character. This lack of genuinely well-intentioned negotiation is a persistent theme by this developer and his paid advocates.

Third, the tree study submitted is outdated and under reports the number of heritage trees by double digits. This is significant. Numerous other important environmental features are also either under reported or not reported at all. Independent professionals have been sought out by the neighborhood to validate the tree measurements and to evaluate the environmental KARST features and hydrology. I want the city to ask for an independent organization to conduct an unbiased and current tree survey and environmental survey of the site on behalf of the city and the applicant as soon as possible.

Fourth, the developer now says it will use the up to \$9 million for traffic remediation, and then forget about the schools, parks, and everything else they have proposed to try to appease people who have been living here for decades. Please remember, that the \$9 million will be funded over several decades from now, and will not be sufficient to remedy the traffic impact this development alone will generate immediately. In fact, the developer will be required only to fund a "pro rata" share, and the city taxpayers will have to fund the rest. The developers proposing between 3% of the costs and 9% of the costs for the road improvements that this development will cause. Significantly, the remaining 91% of the costs to improve our roads as would be required if this PUD were granted will compete with other citywide funding requests from all over Austin. There is no guarantee for timely funding. Tax implications for the citizenry are clear. Taxes will have to go up citywide to cover the developers shortfall due to this process if not addressed today.

Fifth, the value of my property which is near the intersection of Far West Blvd. and Spurlock drive will drop precipitously. It will drop precipitously because of the traffic. It will drop precipitously because the schools in this area will be even more overcrowded than they already are. I grew up in Houston where there was basically no zoning. You could have on one lot a 20 story high building and in the lot right next-door, you could have a single-family residence. The result was chaotic, traffic written, property value destroying, and unplanned.

Thank you for taking my thoughts into consideration.

Respectfully,

William B. Mange

From: Madelon Highsmith

Sent: Monday, September 14, 2015 6:39 PM

To: Haase, Victoria [Tori]; Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC

Subject: PUD APPLICATION DENIAL REQUEST & FACT BASED REASONS WHY

Case Manager Haase, Gabriel Rojas, Chair, and Members of the Zoning and Platting Commission

I ask that you recommend *denial* of the proposed Austin Oaks Planned Unit Development (PUD). My opposition to this rezoning is based on its failure to meet the intent statement of the PUD district, its noncompliance with Imagine Austin, and the precedent that would be set by the scale of the proposed PUD.

The proposed rezoning does not comply with the general intent of the PUD district. The Land Development Code states that the intent of the PUD zoning district is to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. The PUD district zoning is supposed to result in development that achieves these goals to a greater degree than what can be achieved under conventional regulations and is therefore superior to development under conventional zoning and subdivision regulations.

- Preserving the natural environment

- o While this should be the project's strong suit because it proposes to reduce impervious cover (IC) to 50% from ordinance requirements, even here it falls short. Given the physical constraints of the site, it would be impossible to actually achieve the IC permitted under the existing zoning. It is unlikely that the IC of the existing development exceeds 70%.

- o The PUD plan fails to note or make adequate allowance for the springs and wetlands within the site and actually proposes to reduce the CEF buffer in tract F to only 25 feet.

- o The PUD plan fails to note or make allowances for the known Jollyville Salamander habitat within the site. While this is not an ordinance requirement, the PUD claims to preserve the natural environment beyond what can be achieved under conventional zoning regulations. This simply is not true.

- o The PUD proposes to "freeze" the protected and heritage trees to those identified in the November 22, 2013 tree survey. Discounting the questionable validity of that survey, the fact is that tree growth on the site will not in actuality "freeze" during the projected 17 year build-out of the project (19 years past the date of the tree survey). During the 17 years of development activity, many trees that reach protected status will be cut down. Clearly, this is not a superior outcome. Over 100 trees (most of them protected & heritage) are slated to be removed (chopped down) to "redo" perfectly good sidewalks in some arbitrary new code superiority design. It's an example of common sense being completely ignored for the sake of appearing hip & new. What it IS in actuality is an excuse to clear more open space for bulldozers ...this is NOT superior anything, folks. Put a stop to it as OUR sensible leaders on the ZAP commission representing us, please.

- Encouraging high quality development and innovative design

- o There are no specifics in the application regarding how the project results in "high quality development" other than a vague claim regarding the project being "true mixed use." Mixed use development can be achieved through conventional regulations (like VMU!!!). PUD zoning, and the entitlements that go with it, is not necessary to develop a superior mixed

use project. Furthermore there is nothing uniquely Austin about this development at all as proposed. It's an office complex that could be in most any city you've ever traveled to there's nothing Austin about its design or style. It's blasé at best.

- o The PUD does not demonstrate how it results in innovative design. Other than the proposed height, the PUD does not propose anything beyond what can be achieved under the existing zoning. It is simply another office park.

- o The PUD doesn't even fully comply with the requirements of Subchapter E: Design Standards and Mixed Use. The PUD Notes provide for alternative compliance to Sub Ch E (2.2.1- sidewalks and supplemental zone requirements; 2.2.3- sidewalks and building placement; 3.2.2- glazing and facade relief). This alternative compliance is granted outside the normal review process and without meeting the criteria specified in Sub Ch E.

- o With PUD zoning and established site development standards, the PUD will be effectively grandfathered from design standards resulting from the CodeNext process.

- o The applicant is also requesting that GR allowances be applied to all tracts within the "PUD" thereby enabling future development modifications to include retail anywhere in the property campus. Notably this retail feature on the portion over on HART Lane WOULD totally ruin the character of the neighborhood by eliminating the buffer between the office park and the residential area with even more traffic currently not in their TIA. The buffer area on the back tracts help make today's office park blend into the Neighborhood ... A feature or attribute which we currently very much enjoy and appreciate.

- Ensuring adequate public facilities and services

- o The project strains public facilities, especially roadways.

- o The project is estimated to generate approximately 20,000 trips. The City's TIA reviewer stated that the PUD TIA has "under reported background traffic," "overestimated internal capture," "improvements that do not seem feasible in many situations," and concluded that "It appears that a reduction in density is needed."

- o In the context of the TIA and the staff comments addressing it, it should be noted that drivers to the PUD office park will likely use traffic apps (e.g. Waze) to find ways to avoid MoPac by using Mesa and other streets in Northwest Hills, which will dramatically increase traffic volumes on those streets.

Noncompliance with Imagine Austin. The PUD is located on the edge of the Anderson Lane Station Neighborhood Center at the intersection of MoPac and Spicewood Springs Road/Anderson Lane. Granting PUD entitlements creates incentives that run counter to Imagine Austin. In addition to being in the wrong location relative to Imagine Austin, the PUD is also grossly out of scale for an Imagine Austin neighborhood center.

- Making the PUD site the focal point of the Anderson Lane Station Neighborhood Center puts the neighborhood center at the wrong location.

- o The Anderson Lane Station designation refers to the Lone Star Rail station proposed for the *other* side of MoPac from where the actual rail line is located.

- o The neighborhood center needs to support the transit station by providing density, while the transit station supports the density with mass transit. Locating almost a million square feet of development at the PUD site takes development potential away from the transit station where it is needed and from where Imagine Austin intended.

- Imagine Austin has a clear vision of what constitutes a neighborhood center. The proposed PUD is grossly out of scale to that vision.

- o A neighborhood center is the smallest of the three categories of activity centers. As with the regional and town centers, neighborhood centers are *walkable, bikable, and supported by transit*. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

- o The PUD plan doesn't demonstrate any degree of "walkability" especially as it relates to the immediate neighborhood and to the east side of MoPac where the LSR stop is proposed. Even within the site, the PUD doesn't include pedestrian-oriented uses on the first floor of all the buildings.

- o "Bikability" is limited to the bicycle lanes along the existing streets within the PUD. Proposed bike racks and showers are typical tenant amenities.

- o The PUD is not supported by transit. The site is currently unserved by transit, the proposed Lone Star Rail station is on the other side of MoPac, and the PUD does not show a linkage to the station. The PUD is an auto-centric development intended to maximize its location adjacent to the MoPac managed lanes currently under construction.

- o Neighborhood centers are supposed to have a local focus with businesses that will generally serve the center and surrounding neighborhoods. With 70,000 square feet of retail, the PUD is at the high end of the definition of a neighborhood shopping center. With 910,00 square feet of office space, the PUD obviously does not have a local focus.

- o In Imagine Austin, employment in neighborhood centers ranges from 2,500 to 7,000 jobs. The jobs from office space alone in the PUD are estimated at 3,500. Given that the Anderson Lane Station neighborhood center covers both sides of MoPac, and given that the east side has fewer topographic constraints and is located on the same side as the station, it is reasonable to assume that it will be developed at the same scale (at least) as the PUD. If that is the case, then the total employment in the center will far exceed what is recommended by Imagine Austin.

Precedent. Applying precedent means treating similar sites in a similar fashion. It is what differentiates the valid exercise of zoning authority from invalid spot zoning and contract zoning. In all likelihood, granting this PUD will create a rush to rezone adjacent properties. Granting the PUD will also define a neighborhood center in the starkest terms: 980,000 square feet of commercial uses in just a portion of the center—certainly not what the participants in Imagine Austin expected.

- Granting almost 1 million square feet of commercial zoning and a range of development waivers to the PUD site will create pressure to grant similar if not greater entitlements to the actual Anderson Lane Station site. Note that the actual station site (the northeast corner of the intersection) has far fewer physical constraints—no steep terrain, no karst, no wetlands—than the PUD site and is not within a residential neighborhood.

- Similar pressure, especially as it relates to height, will occur at the Far West Neighborhood Center which has VMU zoning and existing transit service.

- Owners of buildings along MoPac between the PUD and the Far West Neighborhood Center can be expected to rezone their properties in terms of both square footage and height.

- There are 11 other neighborhood centers in Austin. Owners of properties within those centers will expect densities similar to what is granted to owners of this PUD. Actually, they may expect more because this PUD represents only a portion of the its neighborhood center.

The Austin Oaks PUD zoning case has been going on since May 2014. To this point, Spire (the applicant) has yet to address outstanding staff questions regarding traffic, environmental issues and Imagine Austin. Spire has also failed to engage the neighborhoods in meaningful way to address our concerns regarding traffic and height. Spire also rebuffed our request for a charrette to resolve our differences in an open, honest and collaborative process. As noted, this has gone on since May 2014, I suggest that's long enough. Please do not postpone this case again. Please vote to recommend denial of the Austin Oaks PUD.

Sincerely,

Madelon Highsmith
CISSP

NB: please include this message in all the back up Materials for this PUD application case.

Typos courtesy of iPhone

From: Robert C. Tisdale, Ph.D. []

Sent: Tuesday, September 15, 2015 9:31 AM

To: Haase, Victoria [Tori]

Cc: Dustin.Breithaupt@austintexas.gov; Louisa.Brinsmade@austintexas.gov; Ann.Denkler@austintexas.gov; Bruce.Evans@austintexas.gov; Yvette.Flores@austintexas.gov; Jackie.Goodman@austintexas.gov; Susan.Harris@austintexas.gov; Jolene.Kiolbassa@austintexas.gov; Sunil.Lavani@austintexas.gov; Gabriel.Rojas@austintexas.gov; Thomas.Weber@austintexas.gov

Subject: NO! to Austin Oaks PUD

Importance: High

Dear Ms. Haase, Case Manager and members of the ZAP Commission:

As a resident of the Northwest Hills neighborhood for 20 years, I strongly object to the Austin Oaks owner's rezoning application to a PUD.

I ask you to deny this application in its entirety. Briefly, here are a few reasons:

1. It will compound already existing traffic problems.
2. It has a negative environmental impact on many heritage trees and natural springs.
3. The public schools are already way, way, way overcapacity.
4. This is not the area to develop in Austin. We already have the Domain, so we don't need a mini-downtown at this point along Mopac.
5. It has been heard, from some reputable sources, that Drenner Group has been engaging in unscrupulous behavior in an attempt to affect the outcome. Specifically, I have learned that Drenner employees, and operatives for Sheri Gallo, have been "stealing" the "Stop the PUD" signs from neighborhood yards!

Please deny this PUD application because it is all a bad idea, instead of giving in to corporate developers who are based in Dallas. It would be different if this area NEEDED something like this. But there is nothing in it for residents of Austin living on both sides of MOPAC, and along MOPAC at least from 2222 to 183.

Regards,

Robert C. Tisdale, Ph.D.

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Robert C. Tisdale, *Ph.D., M.B.A.*
Sr. Vice President of Global Marketing
Rigaku Corporation

9825 Spectrum Drive, Bldg. 4, Suite 475
Austin, Texas 78717 USA

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F : 512-225-1797

M: 512-415-6839

Skype: drtisdale

www.Rigaku.com



From: Betty Kirk

Sent: Monday, September 14, 2015 7:36 PM

To: Haase, Victoria [Tori]

Subject: Please vote to recommend denial of the Austin Oaks PUD.

I am submitting this email letter to request that you recommend denial of the proposed Austin Oaks Planned Unit Development (PUD). I oppose this rezoning based on its failure to meet the intent statement of the PUD district, its noncompliance with Imagine Austin, and the precedent that would be set by the scale of the proposed PUD. **I am requesting that this email letter be included in the back up on this case.**

The proposed rezoning fails to comply with the general intent of the PUD district. The Land Development Code states that the intent of the PUD zoning district is to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. The PUD district zoning is supposed to result in development that achieves these goals to a greater degree than what can be achieved under conventional regulations and is therefore superior to development under conventional zoning and subdivision regulations.

Preserving the natural environment

- o The project proposes to reduce impervious cover (IC) to 50% from ordinance requirements. Given the physical constraints of the site, it would be impossible to actually achieve the IC permitted under the existing zoning. It is unlikely that the IC of the existing development exceeds 70%.
- o The PUD plan fails to note or make adequate allowance for the springs and wetlands within the site and actually proposes to reduce the CEF buffer in tract F to only 25 feet.
- o The PUD plan fails to note or make allowances for the known Jollyville Salamander habitat within the site. While this is not an ordinance requirement, the PUD claims to preserve the natural environment beyond what can be achieved under conventional zoning regulations.
- o The PUD proposes to "freeze" the protected and heritage trees to those identified in the November 22, 2013 tree survey. Discounting the questionable validity of that survey, the fact is that tree growth on the site will not in actuality "freeze" during the projected 17 year build-out of the project (19 years past the date of the tree survey). During the 17 years of development activity, many trees that reach protected status will be cut down. Clearly, this is not a superior outcome.

Encouraging high quality development and innovative design

- o There are no specifics in the application regarding how the project results in "high quality development" other than a vague claim regarding the project being "true mixed use." Mixed use development can be achieved through conventional regulations. PUD zoning, and the entitlements that go with it, is not necessary to develop a mixed use project.

- o The PUD does not demonstrate how it results in innovative design. Other than the proposed height, the PUD does not propose anything beyond what can be achieved under the existing zoning. It is simply another office park.
- o The PUD doesn't even fully comply with the requirements of Subchapter E: Design Standards and Mixed Use. The PUD Notes provide for alternative compliance to Sub Ch E (2.2.1- sidewalks and supplemental zone requirements; 2.2.3- sidewalks and building placement; 3.2.2- glazing and facade relief). This alternative compliance is granted outside the normal review process and without meeting the criteria specified in Sub Ch E.
- o With PUD zoning and established site development standards, the PUD will be effectively grandfathered from design standards resulting from the Code Next process.

• Ensuring adequate public facilities and services

- o The project greatly strains public facilities, especially roadways.
- o The project is estimated to generate approximately 20,000 trips. The City's TIA reviewer stated that the PUD TIA has "under reported background traffic," "overestimated internal capture," "improvements that do not seem feasible in many situations," and concluded that "It appears that a reduction in density is needed."
- o In the context of the TIA and the staff comments addressing it, it should be noted that drivers to the PUD office park will likely use traffic apps (e.g. Waze) to find ways to avoid MoPac by using Mesa and other streets in Northwest Hills, which will dramatically increase traffic volumes on those and other surrounding streets.

Noncompliance with Imagine Austin. The PUD is located on the edge of the Anderson Lane Station Neighborhood Center at the intersection of MoPac and Spicewood Springs Road/Anderson Lane. Granting PUD entitlements creates incentives that run counter to Imagine Austin. In addition to being in the wrong location relative to Imagine Austin, the PUD is also grossly out of scale for an Imagine Austin neighborhood center.

• Making the PUD site the focal point of the Anderson Lane Station Neighborhood Center puts the neighborhood center at the wrong location.

- o The Anderson Lane Station designation refers to the Lone Star Rail station proposed for the *other* side of MoPac from where the actual rail line is located.
- o The neighborhood center needs to support the transit station by providing density, while the transit station supports the density with mass transit. Locating almost a million square feet of development at the PUD site takes development

potential away from the transit station where it is needed and from where Imagine Austin intended.

- Imagine Austin has a clear vision of what constitutes a neighborhood center. The proposed PUD is grossly out of scale to that vision.

- A neighborhood center is the smallest of the three categories of activity centers. As with the regional and town centers, neighborhood centers are *walkable, bikable, and supported by transit*. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

- The PUD plan doesn't demonstrate any degree of "walkability" especially as it relates to the immediate neighborhood and to the east side of MoPac where the LSR stop is proposed. Even within the site, the PUD doesn't include pedestrian-oriented uses on the first floor of all the buildings.

- "Bikability" is limited to the bicycle lanes along the existing streets within the PUD. Proposed bike racks and showers are typical tenant amenities.

- The PUD is not supported by transit. The site is currently unserved by transit, the proposed Lone Star Rail station is on the other side of MoPac, and the PUD does not show a linkage to the station. The PUD is an auto-centric development intended to maximize its location adjacent to the MoPac managed lanes currently under construction.

- Neighborhood centers are supposed to have a local focus with businesses that will generally serve the center and surrounding neighborhoods. With 70,000 square feet of retail, the PUD is at the high end of the definition of a neighborhood shopping center. With 910,00 square feet of office space, the PUD obviously does not have a local focus.

- In Imagine Austin, employment in neighborhood centers ranges from 2,500 to 7,000 jobs. The jobs from office space alone in the PUD are estimated at 3,500. Given that the Anderson Lane Station neighborhood center covers both sides of MoPac, and given that the east side has fewer topographic constraints and is located on the same side as the station, it is reasonable to assume that it will be developed at the same scale (at least) as the PUD. If that is the case, then the total employment in the center will far exceed what is recommended by Imagine Austin.

Precedent. Applying precedent means treating similar sites in a similar fashion. It is what differentiates the valid exercise of zoning authority from invalid spot zoning and contract zoning. In all likelihood, granting this PUD will create a rush to rezone adjacent properties. Granting the PUD will also define a neighborhood center

in the starkest terms: 980,000 square feet of commercial uses in just a portion of the center—certainly not what the participants in Imagine Austin expected.

- Granting almost 1 million square feet of commercial zoning and a range of development waivers to the PUD site will create pressure to grant similar if not greater entitlements to the actual Anderson Lane Station site. Note that the actual station site (the northeast corner of the intersection) has far fewer physical constraints—no steep terrain, no karst, no wetlands—than the PUD site **and is not within a residential neighborhood.**

- Similar pressure, especially as it relates to height, will occur at the Far West Neighborhood Center which has VMU zoning and existing transit service.

- Owners of buildings along MoPac between the PUD and the Far West Neighborhood Center can be expected to rezone their properties in terms of both square footage and height.

- There are 11 other neighborhood centers in Austin. Owners of properties within those centers will expect densities similar to what is granted to owners of this PUD. Actually, they may expect more because this PUD represents only a portion of the its neighborhood center.

The Austin Oaks PUD zoning case has been going on since May 2014. To this point, Spire (the applicant) has yet to address outstanding staff questions regarding traffic, environmental issues and Imagine Austin. Spire has also failed to engage the neighborhoods in meaningful ways to address our concerns regarding traffic and height. Spire also rebuffed our request for a charrette to resolve our differences in an open, honest and collaborative process. As noted, this has gone on since May 2014, I suggest that's long enough. Please do not postpone this case again. **Please vote to recommend denial of the Austin Oaks PUD.**

Sincerely,

Betty J. Kirk

From: Carol Ann Tisdale []

Sent: Monday, September 14, 2015 7:55 PM

To: Haase, Victoria [Tori]

Cc: Dustin.Breithaupt@austintexas.gov; Louisa.Brinsmade@austintexas.gov; Ann.Denkler@austintexas.gov; Bruce.Evans@austintexas.gov; Yvette.Flores@austintexas.gov; Jackie.Goodman@austintexas.gov; Susan.Harris@austintexas.gov; Jolene.Kiolbassa@austintexas.gov; Sunil.Lavani@austintexas.gov; Gabriel.Rojas@austintexas.gov; Thomas.Weber@austintexas.gov

Subject: NO! to Austin Oaks PUD

Dear Ms. Haase, Case Manager and members of the ZAP Commission:

As a resident of the Northwest Hills neighborhood for 20 years, I strongly object to the Austin Oaks owner's rezoning application to a PUD.

I ask you to deny this application in its entirety. Briefly, here are a few reasons:

1. It will compound already existing traffic problems. The traffic study by the Drenner Group states a much lower percent increase in traffic than the 400+% estimated by an independent traffic study. And the road improvements suggested by the developer will not be adequate to address the increased traffic. The estimated traffic increases will make living in this part of Austin a brutal NIGHTMARE.
2. It has a negative environmental impact on many heritage trees and natural springs. This green space is needed to keep Austin beautiful.
3. The public schools are already way, way, way overcapacity, and there is no more room (land) to add portable classrooms. Simple as that: there is no space for ANY more schoolchildren brought in by the multi-family housing allowed by the PUD.
4. This is not the area to develop in Austin. We already have the Domain, so we don't need a mini-downtown at this point along Mopac.

Please deny this PUD application because it is all a bad idea, instead of giving in to corporate developers who are based in Dallas. It would be different if this area NEEDED something like this. But there is nothing in it for residents of Austin living on both sides of MOPAC, and along MOPAC at least from 2222 to 183.

Thank you,

Carol Coleman Tisdale, MBA

4104 Greystone Dr

Austin, TX 7873

From: Mary Lou Borchers []

Sent: Monday, September 14, 2015 8:28 PM

To: Haase, Victoria [Tori]

Subject: Opposed to Austin Oaks PUD

I am writing to express my opposition to Austin Oaks PUD as proposed. I am extremely familiar with this area since I live a couple of miles away, worked in an office at Austin Oaks for 8 years, and regularly traverse that area en route to restaurants and retail on Anderson Lane.

My major concerns are --

1. Excessive retail in an area that is now more "8 to 5" office space. Certainly there is not a lack of retail directly across Mopac, so the need does not exist.
2. Destruction of lovely, heritage trees with the dense development that is proposed.
3. Traffic and more traffic in an area that is steadily becoming more congested any way. Spicewood Springs Rd.

is not only a major gateway to Northwest Hills but a busy cut through to areas out 360 and 183.

The area will not benefit from dense in-fill like downtown Austin has, so I ask that the proposal not be approved or at the very least be revised to a much smaller scale.

Thank you,

Mary Lou Borchers

5910 Paseo Del Toro

Austin

From: Jennifer Virden []

Sent: Monday, September 14, 2015 8:31 PM

To: Haase, Victoria [Tori]

Cc: Dustin.Breithaupt@austintexas.gov; Louisa.Brinsmade@austintexas.gov; Ann.Denkler@austintexas.gov;

Bruce.Evans@austintexas.gov; Yvette.Flores@austintexas.gov; Jackie.Goodman@austintexas.gov;

Susan.Harris@austintexas.gov; Jolene.Kiolbassa@austintexas.gov; Sunil.Lavani@austintexas.gov;

Gabriel.Rojas@austintexas.gov; Thomas.Weber@austintexas.gov

Subject: Citizens AGAINST Austin Oaks PUD

My husband and I object to the Austin Oaks owner's Rezoning Application to a PUD (Planned Unit Development) and ask you to deny this application in its entirety for the following reasons:

- **Neighborhood Center: NOT!** The developer and his consultant-lobbyists are characterizing the project as a Neighborhood Center as defined in the Imagine Austin plan based on the number of jobs the project will host once complete. However, there are many other components defining the 3 types of centers, and this is more of a regional or town center. NWACA has uploaded definitions as per the Imagine Austin plan on their webpage. You can also search "imagine Austin" "neighborhood center" (use both phrases in quotes as shown) to quickly find it.
- **Asking for the Moon:** The developer is requesting that the PUD be granted and include an overlay of General Retail over the entire property. This is significant because it allows them to built retail and office on any section of the property. Currently the property has a buffer area between the buildings and the residential area. To change the current set up to a PUD with GR overlay will irrevocably change the character of the neighborhood and turn Hart Lane into a retail corridor. This is anything but a "community minded" request and illustrates the lack of good faith to collaborate with the neighborhood to preserve our community character. This lack of real or well intentioned negotiation is a persistent theme by this developer and his paid advocates, The Drenner Group.
- **Environmental Features:** The tree study submitted is outdated and under-reports the number of Heritage trees by double digits. This is not an insignificant discovery. Numerous other important environmental features are also under/not reported. Independent professionals have been sought out by the neighborhood to validate the Tree measurements and the evaluate the environmental KARST features and hydrology. We want the CITY to ask for an independent organization to conduct an unbiased and current tree survey and environmental survey of the site on behalf of the city and the applicant ASAP!
- **Traffic, Traffic, Traffic:** The developer now says they will use the up-to \$9M for traffic remediation, forget schools, parks, and everything else they've proposed to try to appease us. Remember, that \$9M will be funded over several decades from now, and will not be sufficient to remedy the traffic impact this development alone will generate immediately. In fact, the developer will only be required to fund a "pro-rata" share, and the city taxpayers will have to fund the rest. The developer is proposing between 3% of the costs and 9% of the costs for the road improvements this development will cause. Notably, the remaining 91% of the costs to improve our roads due to this PUD (if granted) will compete with other CITY-WIDE funding requests from all over Austin; and there is no guarantee for timely funding. Tax implications for the citizenry are clear. Taxes will have to go up to cover the developer's shortfall due to this process if not addressed TODAY.

Thank you for your consideration.



JENNIFER VIRDEN

Broker/Builder

AustinHaus Realty & Restorations, LLC

512.658.3468 Cell/Text

jennifer@austinhause.com



From: Wade Shaw []
Sent: Monday, September 14, 2015 8:36 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD -NO

Northwest Hills neighborhood knows what a good PUD is because we have lived in one for 40 years located at Far West and Mopac. We don't need training or endless meetings to figure out what works here. We live on Far West Blvd at Mesa and we live with the 15,000 car trips that the schools and businesses generate today. No one in Far West wants to live with seeing that number quintupled.

Now if the City of Austin wants to grow the core city, it needs to pony up with public transportation and removal of choke points at 2222 and Mopac, Loop 360 and 2222, Loop 360 and US 183, and really, any central city E-W is stymied by these intersections.

Of course, the City doesn't build interchanges, but it certainly has influence with CAMPO, and it has done NOTHING substantial to fix these choke points in such a way that Austin Oaks level of development will do anything but destroy the character of the existing neighborhood.

Let them go build giant office buildings in Mueller, or go build it at the Racetrack, or at Parmer Lane. Not in one of the nicest residential neighborhoods in Austin, please. We citizens are not required to destroy our neighborhood in order to give Austin Oaks a bigger profit. They can build within existing zoning and make OK money, or sell.

Please know that this neighbor votes NO on this proposed PUD. Nothing has changed and we're tired of the foot dragging by Drenner & Co as well.

Sincerely,

Wade Shaw & Patricia Meador

4310 Far West Blvd

Austin TX 787331

From: Lynn Eno [mailto:]

Sent: Monday, September 14, 2015 9:20 PM

To: Haase, Victoria [Tori]

Subject: Reject Austin Oaks PUD on September 15. No more postponements.

Dear Tori,

Please help us reject the PUD. We are already struggling with traffic.

Sincerely,

Lynn Eno, RN, MSN

8709A Westover Club Dr.

Austin, TX 78759

From: kathy vermillion []

Sent: Monday, September 14, 2015 9:23 PM

To: Haase, Victoria [Tori]; Denkler, Ann - BC; Evans, Bruce - BC; Goodman, Jackie - BC; Flores, Yvette - BC; Harris, Susan - BC; Rusthoven, Jerry; Brad Parsons; Kiobassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC; Kathy Vermillion; Ben Luckens; Dan Germain; Madelon Highsmith

Subject: Proposed PUD at Austin Oaks....Spicewood Springs at Mopac

Esteemed members of our Zoning and Platting Commission....As a long-term resident of NW Austin ON Spicewood Springs, 2 blocks from Mopac....I write to URGE you to VOTE DOWN the Spire Realty proposed plan for Austin Oaks. There are 50 reasons.....TRAFFIC is likely the biggest.Who in their right mind thinks a 450% increase in traffic at ANY Mopac exit...could possibly be a civilized idea???? There is NO transit available or even planned in the next 15 years! According to our own "Imagine Austin" plan that is one of the REQUISITES of a Neighborhood center...plus it must be bikeable and walkable..not even close. In fact, as part of the Mopac Improvement plan (now extended for 1 one more year of construction) bike lanes were part of that plan...the Spire Realty plan TAKES THEM away. A very current NEW survey of the trees in Austin Oaks PROVES that virtually ALL those trees are now 'Heritage' trees, and should enjoy a very-protected status under Texas code. Should we talkair pollution? How about 14 YEARS of that?? The fact that Spire Realty often states that their proposal fits into the Imagine Austin format of a Neighborhood Center is just another part of their deception....Our neighborhood abhors their concept of 12-story buildings....if I want to live next to 12 story building then I can move downtown.....I do NOT WANT downtown to move in next to me. Our schools are pitifully overcrowded. There has been NO environmental work/assessment at the site.. You must know there is ample evidence of active hydrology at the proposed site, perhaps even endangered species..To authorize approval of this in a word, would be...RECKLESS. Where are our City Fathers who wished to help preserve the uniqueness of Austin's neighborhoods? The Spire Realty/ Drenner plan has not demonstrated in any way superiority over using current zoning, WHICH IS THE ONLY WAY YOU COULD LEGALLY AUTHORIZE THEIR PROPOSAL.PLEASE VOTE this down..With sincere concern, Kathy Vermillion in Williamsburg HOA Please be sure to put this in the backup documents

From: Colleen T. Kain []
Sent: Monday, September 14, 2015 9:35 PM
To: Haase, Victoria [Tori]
Subject:



Allowing this to be built is truly shameful to the City of Austin and to every Austinite. Do we want to be like Dallas and Houston? NO!!!!!!!! Can we absorb more traffic in this area, NO!! Can we take in more kids to educate in this area, NO! Stand up to these people and protect our city.

Colleen Kai

From: James Beck []
Sent: Monday, September 14, 2015 9:37 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Please include my objections to the Austin Oaks PUD stated below in the back up materials in the hearing process

I object to the Austin Oaks owner's Rezoning Application to a PUD (Planned Unit Development) and ask you to deny this application in its entirety for the following reasons:

The developer and his consultant-lobbyists are characterizing the project as a Neighborhood Center as defined in the Imagine Austin plan based on the number of jobs the project will host once complete. However, there are many other components defining the 3 types of centers, and this is more of a regional or town center.

The developer is requesting that the PUD be granted and include an overlay of General Retail over the entire property. This is significant because it allows them to built retail and office on any section of the property. Currently the property has a buffer area between the buildings and the residential area. To change the current set up to a PUD with GR overlay will irrevocably change the character of the neighborhood and turn Hart Lane into a retail corridor. This is anything but a "community minded" request and illustrates the lack of good faith to collaborate with the neighborhood to preserve our community character. This lack of real or well intentioned negotiation is a persistent theme by this developer and his paid advocates, The Drenner Group.

The tree study submitted is outdated and under-reports the number of Heritage trees by double digits. This is not an insignificant discovery. Numerous other important environmental features are also under/not reported. Independent professionals have been sought out by the neighborhood to validate the Tree measurements and the evaluate the environmental KARST features and hydrology. We want the CITY to ask for an independent organization to conduct an unbiased and current tree survey and environmental survey of the site on behalf of the city and the applicant ASAP!

The developer now says they will use the up-to \$9M for traffic remediation, forget schools, parks, and everything else they've proposed to try to appease us. Remember, that \$9M will be funded over several decades from now, and will not be sufficient to remedy the traffic impact this development alone will generate immediately. In fact, the developer will only be required to fund a "pro-rata" share, and the city taxpayers will have to fund the rest. The developer is proposing between 3% of the costs and 9% of the costs for the road improvements this development will cause. Notably, the remaining 91% of the costs to improve our roads due to this PUD (if granted) will compete with other CITY-WIDE funding requestS from all over Austin; and there is no guarantee for timely funding. Tax implications for the citizenry are clear. Taxes will have to go up to cover the developer's shortfall due to this process if not addressed TODAY.

Sincerely,

James E Beck

3917 Amy Circle

Austin, Texas

District 10

bc-Dustin.Breithaupt@austintexas.gov

bc-Louisa.Brinsmade@austintexas.gov

bc-Ann.Denkler@austintexas.gov

bc-Bruce.Evans@austintexas.gov

bc-Yvette.Flores@austintexas.gov

bc-Jackie.Goodman@austintexas.gov

bc-Susan.Harris@austintexas.gov

bc-Jolene.Kiolbassa@austintexas.gov

bc-Sunil.Lavani@austintexas.gov

bc-Gabriel.Rojas@austintexas.gov

bc-Thomas.Weber@austintexas.gov

From: Wlezien, Christopher []

Sent: Monday, September 14, 2015 10:26 PM

To: Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC; Breithaupt, Dustin - BC; Haase, Victoria [Tori]

Cc: Anguiano, Dora; Rusthoven, Jerry; Guernsey, Greg; Smith, Taylor

Subject: Austin Oaks PUD

Hello. I am writing because I think it is time to put a stop to the Austin Oaks PUD. The process has gone on too long, for over a year now. (By my count, it is 14 months almost to the day.) The developer (Spire) has yet to provide adequate information about traffic and the environmental consequences of the development. ZAP staff indicate publicly that he has not seriously engaged their concerns about height and density. The project is a bad one. It makes a mockery of the "neighborhood center" that Imagine Austin designates for the area. In doing so, it actually makes far worse the problems – traffic and sprawl – that Imagine Austin was intended to solve. Consider the nearly 400% increase in traffic that would result. Finally, and perhaps most importantly, the proposed PUD would set a precedent for development up and down MOPAC and in neighborhood centers (and possibly other areas) throughout the city. It would incite a feeding frenzy. I hope you will vote to stop the Austin Oaks PUD.

Thank you,

Chris

Chris Wlezien

Austin, Texas 78731

From: mchalmers2@austin.rr.com []
Sent: Monday, September 14, 2015 10:55 PM
To: Haase, Victoria [Tori]
Cc: Dustin.Breithaupt@austintexas.gov; Louisa.Brinsmade@austintexas.gov; Ann.Denkler@austintexas.gov;
Bruce.Evans@austintexas.gov; Yvette.Flores@austintexas.gov; Jackie.Goodman@austintexas.gov;
Susan.Harris@austintexas.gov; Jolene.Kiolbassa@austintexas.gov; Sunil.Lavani@austintexas.gov;
Gabriel.Rojas@austintexas.gov; Thomas.Weber@austintexas.gov
Subject: NW Austin PUD

I am against the Austin Oaks PUD.

The tax payers will bear the overwhelming majority of the cost for funding the remediation that will be required to offset the impact this development will impose on the traffic in this area—a project that is not even supported by the overwhelming majority of citizens in this neighborhood. Not to mention that the remediation costs will be competing with other funding requests from across the city with no guarantee that the citizens of this neighborhood will not have to live with the congestion for many years.

The request for overlay of general revenue of the entire property is solely in the interest of the developer. I questioned a representative of a law firm for the developer (I believe) at a meeting held at Dell Community Center several weeks ago. I asked "What if the developer wants to change the plan in a few years and add more buildings?" I was told that would not happen because then "They would have to go through this process all over again and did I think they would want to do that." If the PUD is approved with the overlay of general review the developer will not have to go the city for approval again.

The city of Austin should, in all fairness to the city and the applicant, have an independent professional conduct an environmental survey that is current and unbiased.

Activity centers are defined by their general focus, commercial aspects, housing, and size factors. To define Austin Oaks PUD as a Neighborhood Center on only one of 4 factors is misleading. A PUD with 5 story buildings and parking garages go well beyond the "imagine-ation" of a Neighborhood Center.

Please put the desires of the citizens—who live here, pay taxes here, and vote here—of this northwest Austin neighborhood before the developers desires.

I request that this email be included in the back up on this case.

Margaret Chalmers
3809 Spicewood Springs Rd. #116D
Austin 78759

From: mchalmers
Sent: Monday, September 14, 2015 10:58 PM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

I am against the Austin Oaks PUD.

The tax payers will bear the overwhelming majority of the cost for funding the remediation that will be required to offset the impact this development will impose on the traffic in this area—a project that is not even supported by the overwhelming majority of citizens in this neighborhood. Not to mention that the remediation costs will be competing with other funding requests from across the city with no guarantee that the citizens of this neighborhood will not have to live with the congestion for many years.

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The city of Austin should, in all fairness to the city and the applicant, have an independent professional conduct an environmental survey that is current and unbiased.

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Please put the desires of the citizens—who live here, pay taxes here, and vote here—of this northwest Austin neighborhood before the developers desires.

I request that this email be included in the back up on this case.

Margaret Chalmers
3809 Spicewood Springs Rd. #116D
Austin 78759

From: Michael Harper
Sent: Monday, September 14, 2015 11:15 PM
To: Haase, Victoria [Tori]
Subject: Hello....Please reject Austin Oaks PUD

Hello,

I am against the Austin Oaks PUD.

The development will be too dense and not only increase traffic it will cost the tax payer to upgrade overpasses and roads in the area.

Say "NO" to Austin Oaks PUD. Reject PUD.

Best regards,

Michael Harper, MD

4706 Balcones Dr

From: L Shanblum []

Sent: Tuesday, September 15, 2015 12:40 AM

To: Haase, Victoria [Tori]

Cc: Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC

Subject: STOP THE PUD!

Please note my **adamant opposition to the proposed Austin Oaks PUD** for specific reasons as outlined below:

Neighborhood Character, Traffic, Height & Density Concerns:

- I am a native Austinite and have lived in northwest Austin over 60 years.
- For the last 20 years, I have lived in the Williamsburg/Charleston Place HOA located on Spicewood Springs Road, just west of the proposed Austin Oaks PUD.
- There are several primary, definitive reasons why **I and over 81% of the other northwest Austin homeowners who responded to the Northwest Hills Neighborhood Association poll are adamantly opposed to the PUD proposal.**
- In summary, however, **the overwhelming majority of northwest Austin homeowners are on record in opposition to the Austin Oaks PUD proposal for two primary reasons: The scope of the project is 1) out of scale and 2) in the wrong location proportionate to our neighborhood.**
- The proposed PUD is therefore not conducive to being appropriately integrated into the fabric of our northwest hills community.
- **Northwest Hills is a substantial, long-standing & distinctive component of the Austin landscape:** It is defined by rolling hills, established neighborhoods, sprawling residential communities and abundant trees.
- **The residents in this unique area of town have made a conscious decision to live in an environment where commercial development is contained and conforms with the prevailing family-friendly characteristics that give our neighborhood it's iconic profile.**
- Numerous studies already submitted to the City Council provide ample, detailed documentation as to the detrimental impact this project would impose upon northwest Austin residents:

-An estimated **350-500% increase in traffic** adversely impacting critical access to MoPac, Anderson Lane, Far West Blvd., Shoal Creek, Allendale and other major destinations at intersections that are already failing due to the present transit overload.

-Proposed modifications to the current site are estimated to **quadruple the density, intensity and height of the established location**, overwhelming and eroding the unique profile of our neighborhood.

-The massive scale of the proposed Austin Oaks PUD is not only **entirely disproportionate to and incompatible with our northwest hills quality of life**, but is also inconsistent with the larger Imagine Austin criteria and conceptual vision for City growth.

Drainage Concerns:

- I am a lifelong resident of Austin and live in the Williamsburg/Charleston Place townhome complex located just west of the proposed Austin Oaks PUD site on Spicewood Springs Rd.
- Our Williamsburg HOA was incorporated in 1981 and has 108 townhome units.
- I have lived in our complex over 20 years and have observed significant environmental changes that can be attributed to growth and land development in my immediate area.
- In the last 10 years, I and several other homeowners in my complex who live on the west side of Spicewood Springs Rd. have experienced ongoing drainage issues requiring professional excavation on our properties.
- I as well as other Williamsburg neighbors have experienced repeated incidents of flooding originating behind our houses on the west side of our complex.
- I personally have spent several thousand dollars out of pocket in addition to the drainage modifications our HOA has made all along the impacted areas of our Association: Regardless, the problem remains an ongoing financial and quality of life challenge for me and other homeowners.
- These drainage issues have accelerated and have become exacerbated over time as more development has encroached upon our area.
- One can logically assume the drainage complications will become far more widespread and chronic given the scale of the massive Austin Oaks project, its close proximity to our HOA and the staggering amount of demolition, excavation, drilling and drainage required to develop this enormous parcel of land for its intended purpose.

From: Michael Gostein []

Sent: Tuesday, September 15, 2015 5:38 AM

To: Haase, Victoria [Tori]; Gallo, Sheri; Pool, Leslie

Cc: Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiobassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC

Subject: Opposition to Austin Oaks PUD

Dear Ms. Haase, Ms. Gallo, and Ms. Pool,

I'm writing with a brief email to express my opposition to the Austin Oaks PUD project as currently envisioned. I am a resident of the neighborhood and live just a few blocks from Austin Oaks.

A development of this scale which receives special zoning permission should be a superior project that provides a visible benefit to the neighborhood and the larger community and fits within a greater plan for the city. From the information made available so far, this project appears to be neither.

Please oppose this project as currently envisioned, and work with the developer to plan alternatives that have greater benefit to the neighborhood and the city.

Sincerely,

Michael Gostein

8111 Greenslope Dr.

Austin, Texas 78759

From: Dr. Amy S. Bekanich, M.D. []

Sent: Tuesday, September 15, 2015 5:48 AM

To: Haase, Victoria [Tori]; Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Brinsmade, Louisa - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC

Subject: Regarding NW Hills PUD - Please read

RE: PUD of Northwest Hills Neighborhood

Dear Ms. Tori Hasse and ZAP COMMISSION members,

I am writing in regards to the PUD of Austin Oaks that is ongoing. This is NOT in support of the current proposal by the developers. We have a wonderful neighborhood here and with the proposed components that they are suggesting this will destroy our natural environment, put a heavy burden on our already doubled capacity school (Doss Elementary), and will create a traffic dilemma for our residents as well as those patrons trying to visit local business. What is proposed is not characterized as a Neighborhood Center (via definitions of the proposal) – though the developers are claiming this. Furthermore, they are not improving the community by being allowed to create a development plan that destroys the buffer between the residential community and the retail/office community.

This Proposed Urban Development plan will greatly impact our neighborhood in a NEGATIVE way. This is NOT community minded. It is BUSINESS FIRST minded. The most striking thing that I have noted in my review of the development plans is that the environmental KARST features and hydrology have not been adequately measured for a 'current' understanding of the environmental load. This proposed development may levy on the beautiful wildlife of our area. As an Austenite I value progress AND maintaining as much of the current wildlife features that we have. If we lose this vision we will turn into another Houston or Dallas. Austenites do not want this. And we do not want to support that in our neighborhood. Please hear our voices. Northwest Hills Neighborhood is a wonderful serene place that is a gem within the Austin Community. Please support us in our request that the developers create a development that is a true benefit to the community not one that will destroy it.

Thank you for taking your time to read my letter and for your consideration on this matter. I implore you to please include this email/letter to be included in the back up on this case. Thank you.

Sincerely,

Amy S. Bekanich

Amy S. Bekanich, MD

Board Certified Plastic Surgeon



Austin Plastic Surgery Boutique

3445 Executive Center Drive

Building #3; Suite 213

Austin, TX 78731

Tel: 512-334-9945

Fax: 512-870-9321

www.boutiqueplasticsurgery.com

From: Coco Peterson []
Sent: Tuesday, September 15, 2015 8:04 AM
To: Haase, Victoria [Tori]
Subject: Austin Oaks PUD

Dear Ms. Haase,

I request that this email be included in the back up on this case.

We object to the Austin Oaks owner's Rezoning Application to a PUD (Planned Unit Development) and ask you to deny this application in its entirety for the following reasons:

- **Neighborhood Center: NOT!** The developer and his consultant-lobbyists are characterizing the project as a Neighborhood Center as defined in the Imagine Austin plan based on the number of jobs the project will host once complete. However, there are many other components defining the 3 types of centers, and this is more of a regional or town center. NWACA has uploaded definitions as per the Imagine Austin plan on their webpage. You can also search "imagine Austin" "neighborhood center" (use both phrases in quotes as shown) to quickly find it.
- **Asking for the Moon:** The developer is requesting that the PUD be granted and include an overlay of General Retail over the entire property. This is significant because it allows them to built retail and office on any section of the property. Currently the property has a buffer area between the buildings and the residential area. To change the current set up to a PUD with GR overlay will irrevocably change the character of the neighborhood and turn Hart Lane into a retail corridor. This is anything but a "community minded" request and illustrates the lack of good faith to collaborate with the neighborhood to preserve our community character. This lack of real or well intentioned negotiation is a persistent theme by this developer and his paid advocates, The Drenner Group.
- **Environmental Features:** The tree study submitted is outdated and under-reports the number of Heritage trees by double digits. This is not an insignificant discovery. Numerous other important environmental features are also under/not reported. Independent professionals have been sought out by the neighborhood to validate the Tree measurements and the evaluate the environmental KARST features and hydrology. We want the CITY to ask for an independent organization to conduct an unbiased and current tree survey and environmental survey of the site on behalf of the city and the applicant ASAP!
- **Traffic, Traffic, Traffic:** The developer now says they will use the up-to \$9M for traffic remediation, forget schools, parks, and everything else they've proposed to try to appease us. Remember, that \$9M will be funded over several decades from now, and will not be sufficient to remedy the traffic impact this development alone will generate immediately. In fact, the developer will only be required to fund a "pro-rata" share, and the city taxpayers will have to fund the rest. The developer is proposing between 3% of the costs and 9% of the costs for the road improvements this development will cause. Notably, the remaining 91% of the costs to improve our roads due to this PUD (if granted) will compete with other CITY-WIDE

funding requestS from all over Austin; and there is no guarantee for timely funding. Tax implications for the citizenry are clear. Taxes will have to go up to cover the developer's shortfall due to this process if not addressed TODAY.

Sincerely,

Neil & Coco Peterson

Austin TX 78759

From: Sara Krauskopf []

Sent: Tuesday, September 15, 2015 9:03 AM

To: Haase, Victoria [Tori]; Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiobassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC

Subject: No to the Austin Oaks PUD

Dear Zoning and Planning Commissioner,

Please vote NO on the Austin Oaks PUD proposal. This proposal has been given long enough to try and come to terms, which it has not. It is extremely offensive to the surrounding neighborhoods.

The traffic that the Austin Oaks PUD would create is unacceptable. The intersection simply cannot handle another 15,000 cars. If you drive through the intersection at Anderson Lane and Mopac, then you know how backed up it gets. One property should not be given the rights to add that many more cars to an intersection.

The traffic proposals that the PUD makes are not safe for the neighborhood. For example, I have seen documentation that proposes a roundabout at the intersection of Hart and Greystone. That is an area with high bus traffic, and it is also a walking route for nearby schools. It is currently a four-way stop with crosswalks to protect pedestrians. With a roundabout, what happens to all the pedestrians trying to cross the street?

I have also read proposed traffic changes at Far West and Mopac which would turn eastbound Far West into 3 lanes to merge onto northbound Mopac. Currently, there are 2 eastbound lanes that merge to northbound Mopac, which is already quite challenging. The ramp to get onto Mopac is the same ramp that people are using to exit from Mopac onto Anderson Lane. It oftentimes comes to a stand still as cars are merging. This already difficult interchange does not need an extra lane added to the mix.

Environmentally, the property has natural springs and many heritage trees which need to be protected. Vote no on the PUD so that the developer has to take better consideration of the natural elements of the property.

And finally, please remember that this intersection is slated to be a Neighborhood Center by Imagine Austin. A neighborhood center is supposed to be the smallest and least intense of mixed-use centers. Multiple 8 story office buildings do not fit that definition. Neighborhood centers are also supposed to be locally focused, with businesses and services focusing on serving the surrounding neighborhoods. Multiple 8 story buildings are not neighborhood-centric businesses, they are office space.

Please vote no to the Austin Oaks PUD proposal.

Thank you,

Sara Krauskopf

4207 Woodway Dr, 78731

IMAGINEAUSTON

Vibrant. Livable. Connected.

C2

TO: Mayor and City Council and Planning Commission

FROM: Gregory I. Guernsey, AICP, Director, Planning and Zoning Department *GG*

DATE: August 24, 2015

SUBJECT: 2015 Annual Report for Imagine Austin Comprehensive Plan and amendments

The link below contains the 2015 Imagine Austin Annual Report under the Recent Documents section. The Imagine Austin Annual Report provides key facts and accomplishments of the Imagine Austin Priority Program teams over the course of a year, from fall 2014 to fall 2015. While not a listing of all city activities, the annual report highlights the important initiatives that are helping make Imagine Austin a reality in our community.

2015 DRAFT Annual Report

<http://www.austintexas.gov/department/imagine-austin-download-center>

Next Steps

August 25, 2015 – Briefing, discussion and possible action at Planning Commission
September 1, 2015 – Briefing at Zoning and Platting Commission
September 10, 2015 – Set public hearing at City Council
October 1, 2015 – Conduct public hearing, discussion and possible action at City Council

Along with the 2015 Annual Report, amendments to the comprehensive plan are proposed.

CPA-2015-0001: Vision Zero amendments

Applicant: City Council

Background: Imagine Austin lays out the community's vision for Austin to become a city of "complete communities," or places where people of all ages, abilities, and incomes can safely and easily access a variety of goods and services to meet their daily needs within a short trip - walking, bicycling, taking transit, or driving. Achieving this vision requires safe streets for all people no matter how they travel.

In November 2014, Council passed Resolution Number 20141120-103, creating a Vision Zero Task Force to make recommendations to eliminate traffic related fatalities and serious injuries in Austin. Vision Zero is a proven, data-driven approach to reducing the number of fatalities and serious injuries through engineering, enforcement, and education. The Task Force, made up of several City departments, state and federal agencies, and community groups has been meeting

1. Add new Neighborhood Center to the Growth Concept Map series at the intersection of Manchaca Rd and Stassney Ln, with boundary determined by the Character District Map of the South Austin Combined Neighborhood Plan. Figure 4.2 (p 100), Figure 4.3 (p 101), Figure 4.4 (p 102), and Figure 4.5 (p 103).
2. Update Figure 4.6 Combined Future Land Use Map to include the Character District Map of the South Austin Combined Neighborhood Plan (p 124).
3. Add new Neighborhood Center to the Growth Concept Map centers key and map (p A-31).
4. Add South Austin Combined to list of Neighborhood Plans (p A-61).

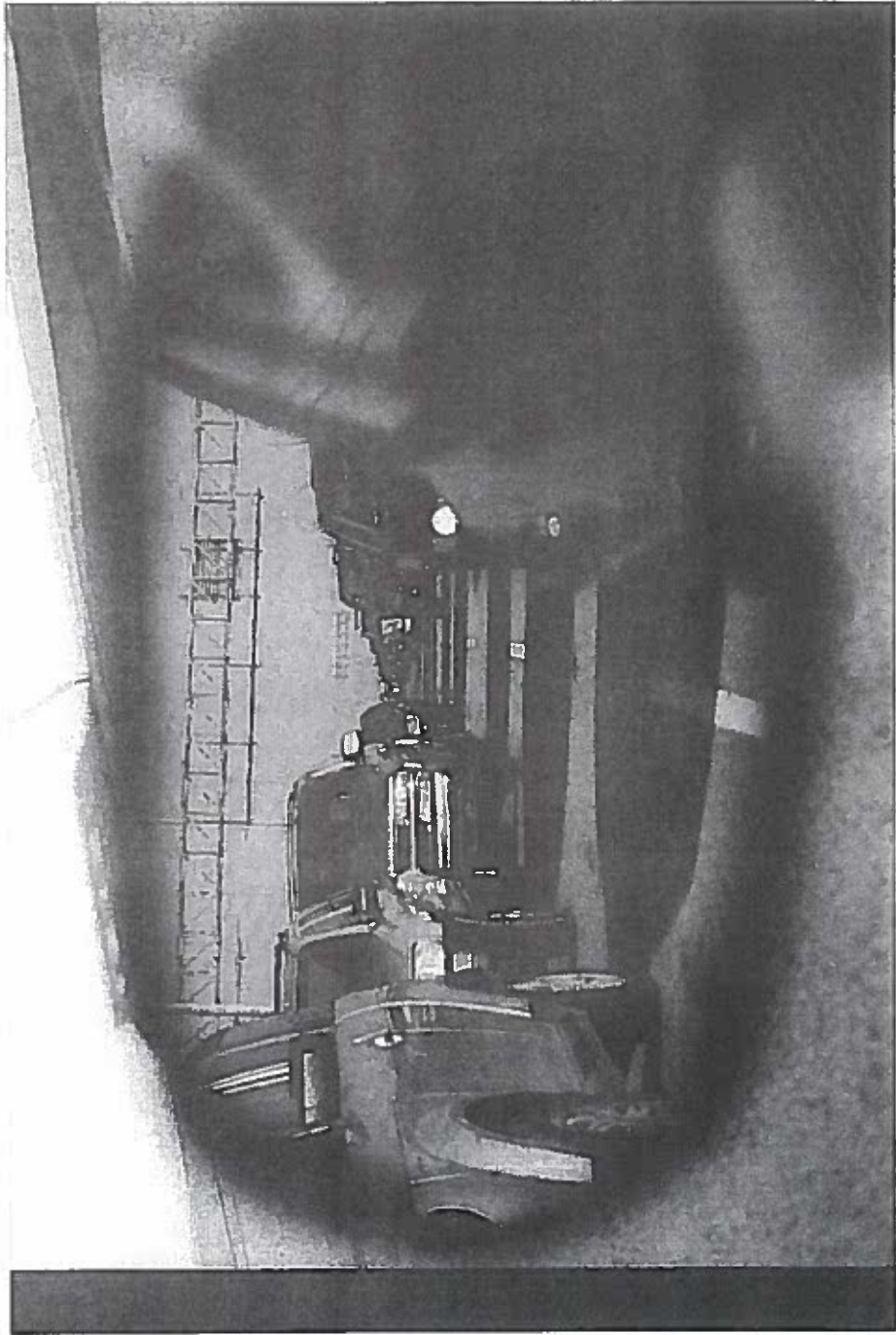
CPA-2015-0003: Typographical amendments

Applicant: Planning and Zoning Department

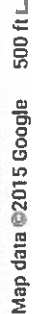
Background: Corrections to minor typographical errors.

1. Page A-12: revise the number of working group meetings from 22 to "32".
2. Page A-29: revise the text box for Access to major roads to "{such as Lamar Blvd and Rundberg Ln}."

Austin traffic congestion among worst in U.S., annual study shows



Commuters with a 30 minute commute spent 80 hours in traffic delays last year



Existing Development

= Future Retail Development

= New or Future Multi-Family Residential Development



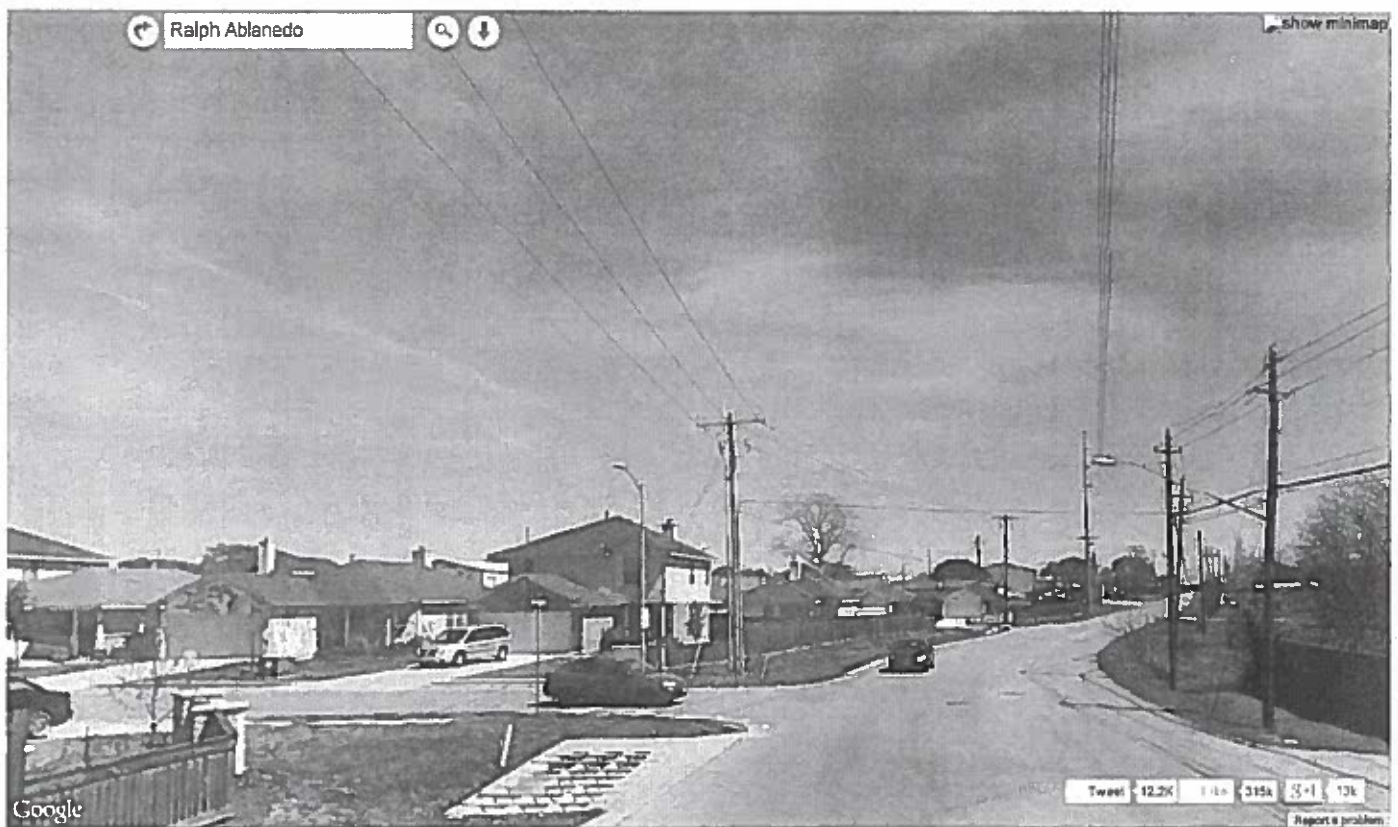
~~Southpark Meadows~~

Buckingham
Estates

**Park Ridge Owners
Association**

Beaconridge West

Item C-7 Slide 3(a)





ONION CREEK
HOMEOWNERS ASSOCIATION
10816 Crown Colony, Suite 105
Austin, Texas 78747
Tel: 512.280.8110
Fax: 512.280.8162

CM

September 12, 2015

Re: Planned Construction of HEB
8801 South Congress
Congress Ave. Commercial Tract: Case No. SPC-2015-0023A

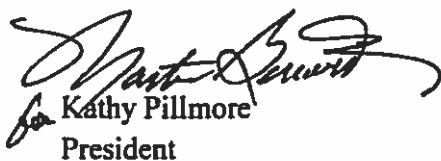
To: City of Austin Zoning and Platting Commission:
Dustin Breithaupt, Louisa Brinsmade, Ann Denkler, V Bruce Evans, Yvette Flores, Jackie Goodman, Susan Harris, Jolene Kiobassa, Sunil Lavani, Gabriel Rojas, Thomas Weber

At the August meeting of the Onion Creek Home Owners Association (OCHOA), the board received a report on the planned construction of a 139,000 square foot Big Box grocery store with associated improvements. We have met with the HEB Company, its representatives and discussed the proposed project.

The board agrees that the store will contribute to the betterment of the area and that the project has taken measures to mitigate traffic and associated issues in choosing this location. We look forward to the service this project will provide to the surrounding community and to its completion.

The OCHOA board voted unanimously to support the confirmation of any needed city requirements to make this South Austin project a reality.

Signed


for Kathy Pillmore
President

Onion Creek Home Owners Association



Paul Saldaña, Trustee, District 6
Austin Independent School District
1111 West Sixth Street, A250
Austin, Texas 78703-5338
Email: paul.saldana@austinisd.org
512.771-7284

September 14, 2015

Re: Congress Avenue Commercial Tract: Case No. SPC-2015-0023A
Public Hearing by the Zoning and Platting Commission September 15, 2015

Case Manager: Ms. Christine Barton-Holmes
City of Austin Zoning and Platting Commission:
Dustin Breithaupt, Louisa Brinsmade, Ann Denkler, V Bruce Evans, Yvette Flores, Jackie Goodman, Susan Harris, Jolene Kiolbassa, Sunil Lavani, Gabriel Rojas, Thomas Weber

Dear Commissioners:

Please accept this correspondence as a formal letter of support for the proposed HEB Grocery store at Slaughter Lane and South IH-35, Case No. SPC-2015-0023A.

As you know HEB Grocery Company is proposing to construct a 139,000 square foot big box grocery store with associated improvements as reviewed and approved by Land Use Commission.

I have met with the HEB Grocery Company and its representatives and have discussed the proposed project and view the grocery store as a needed betterment to our community in South Austin. I commend HEB for being active listeners and mitigating the traffic concerns associated with the development of this grocery store and its improvements. I firmly believe that this application conforms to the appropriate city codes and ordinances and should be confirmed.

I also applaud the HEB Grocery Company for serving as an exemplary corporate citizen committed to supporting the needs of our Austin ISD public schools, students and teachers.

Thank you for your consideration.

Sincerely,

Paul Saldaña, Trustee, District 6
Austin Independent School District

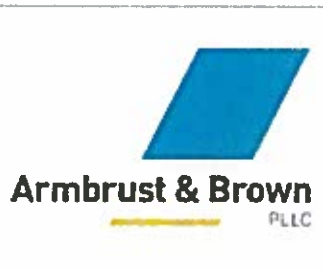
Barton-Holmes, Christine

From: Jennifer Falk <jfalk@abaustin.com>
Sent: Tuesday, September 15, 2015 3:01 PM
To: Barton-Holmes, Christine
Subject: FW: Parkridge Gardens/HEB Ltr

Hey Christine-

Here is the follow up to the 130k vs 139k square feet mix up. Thank you!

Jennifer Falk
Executive Assistant to Richard Suttle, Jr.
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701-2744
(512) 435-2321 – Direct Dial
(512) 435-2360 – Facsimile
www.abaustin.com



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From: Richard Suttle, Jr.
Sent: Tuesday, September 15, 2015 2:58 PM
To: Jennifer Falk
Subject: FW: Parkridge Gardens/HEB Ltr

From: Scott, Ben [<mailto:scott.ben@heb.com>]
Sent: Tuesday, September 15, 2015 2:42 PM
To: Richard Suttle, Jr.
Cc: Mendoza, Leticia; Rohrer, Mary L
Subject: FW: Parkridge Gardens/HEB Ltr

Email below

Benjamin Scott
Director/H-E-B Real Estate

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please notify the sender and delete the message immediately.

September 9, 2015

HEB Grocery Company

Re: Congress Avenue Commercial Tract: Case No. SPC-2015-0023A
Public Hearing by the Zoning and Platting Commission September 15, 2015

Case Manager: Christine Barton-Holmes


City of Austin Zoning and Platting Commission:
Dustin Breithaupt, Louisa Brinsmade, Ann Denkler, V Bruce Evans, Yvette Flores, Jackie Goodman, Susan Harris, Jolene Kiolbassa, Sunil Lavani, Gabriel Rojas, Thomas Weber.

HEB Grocery Company is proposing to construct a 139,000 square foot big box grocery store with associated improvements as reviewed and approved by Land Use Commission.

Dear Commissioners:

We the below are the elected Home Owner's Association representatives from the Parkridge Gardens and write to indicate our support for the proposed case before you concerning the big box grocery store and its improvement up to 130,000 square feet. We have met with HEB Grocery Company and its representatives and have discussed the proposed project and view the grocery store as a needed betterment to our community and the associated separate site plan traffic improvements as mitigating concerns regarding adverse impacts due to the development of this grocery store and its amenity improvements.

Donese Schlessinger- President
Scott Mangold- Vice President
Dagan Martinez_Vargas - Treasurer
Lynn Rudloff- Secretary
Oladimeji Mosadomi - Director, At Large


President Parkridge Gardens



Date: December 12, 2012
To: Wendy Rhoades, Case Manager
CC: Kathy Smith, P.E., HDR Engineering, Inc.
Reference: Slaughter Crossing TIA (Zoning Case: C14-2012-0092)

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Slaughter Crossing TIA (Zoning Case C14-2012-0092), dated July 18, 2012, prepared by HDR Engineering, Inc., and offers the following comments:

TRIP GENERATION

The Slaughter Crossing development is a 15.05-acre site located in south Austin at the northwest corner of the intersection at IH-35 and Slaughter Lane.

The property is currently undeveloped and zoned CS-CO, SF-2, and DR. The proposed development is to consist of 67,000 SF of shopping center, 24,000 SF of high turnover (sit-down) restaurant, 6,000 SF of drive-in bank, 6,000 SF of fast-food restaurant with drive-through, and a hotel with 275 rooms. The estimated completion of the project is expected in the year 2015.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 15,130 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Shopping Center	67,000 SF	6,124	90	57	275	287
Hotel	275 Rooms	2,088	87	56	85	77
Fast-food Restaurant w/drive-through	6,000 SF	2,977	151	145	106	97
Drive-In Bank	6,000 SF	889	42	33	77	77
High Turnover (sit-down) Restaurant	24,000 SF	3,052	144	133	158	110
Total		15,130	514	424	701	648

ASSUMPTIONS

1. Background traffic volumes for 2015 included estimated traffic volumes for the following projects:

Toro Negro Lounge (C14-2011-0042)
Colonial Grand at Cityway (C14-2010-0027)
Rosa's Café (SP-2011-0109C)
Goodwill at South Park Meadows (SP-2010-0275C)
Oak Terrace (SP-2010-0206C)
Regency Nursing and Rehabilitation Center at South Park Meadows (SPC-2009-0014C)
Sun Devil Auto (SP-2008-0158C)
South Park Meadows Shopping Center (SP-05-0568C[R3])
The Grove at South Park Meadows (C14-05-0171)
South Park Meadows (C14-04-0075)

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 7 intersections, 5 of which are signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 4. Level of Service						
Intersection	2012 Existing		2015 Site + Forecasted (with Improv.)		2015 Site + Forecasted (w/o Improv.)	
	AM	PM	AM	PM	AM	PM
IH-35 and Slaughter Lane *	E	F	D	E	F	F
Congress Avenue and Slaughter Lane*	D	F	E	F	F	F
Cullen Lane and Slaughter Lane*	B	C	-	-	A	C
Slaughter Lane and Francia/Southpark Meadows Drive*	B	A	-	-	B	C
Slaughter Lane and South First Street*	D	D	-	-	D	D
South First and Ralph Ablanedo Drive	A	A	-	-	A	A
Congress Avenue and Ralph Ablanedo Drive	A	A	-	-	A	A
Site Driveways and IH-35 West Frontage Road			A	A	-	-
Site Driveways and South Congress Lane			A	A	-	-

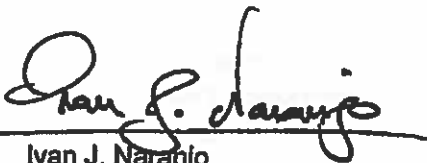
* = SIGNALIZED

- = NO IMPROVEMENT IS NEEDED

RECOMMENDATIONS

- 1) Two copies of the final version of the TIA incorporating all corrections and additions must be submitted before the 3RD Reading of the zoning case is scheduled.
- 2) Final approval from the Austin Transportation Dept. and the Texas Dept. of Transportation is required prior to 3RD Reading for the cost estimates of the recommended traffic improvements.
- 3) Prior to 3RD Reading of the zoning case for this development, fiscal is required to be posted based on a pro-rata share of the listed improvements in the TIA.
- 4) All driveways should be constructed as recommended in the TIA and in accordance with the Transportation Criteria Manual.
- 5) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you should have any questions or require additional information, please contact me at 974-7649.



Ivan J. Naranjo
Sr. Planner - Transportation Review Staff
City of Austin - Planning and Development Review Department

FISCAL SURETY INTAKE MEMORANDUM

8801 1/2 S. Congress Ave. C14-2012-0092

Project Name/Address

File/Permit Number

Wendy Rhoades

01/16/2013

Case Manager/Reviewer

Date Received

Aggie Go Austin, Ltd.

Developer's Name

Contact Person/Telephone No.

3608 East 29th Street, Suite 100, Bryan Tx 77802

Developer's Street Address

City/State/Zip Code

COA

Financial Institution

Expiration Date

23846449

LOC/Bond/Receipt No.

County Jurisdiction

The developer has posted surety in the form of ESC for the specified improvements below:

	Internal	External
Water Infrastructure	\$ _____	\$ _____
Wastewater Infrastructure	\$ _____	\$ _____
Street Construction	\$ _____	\$ _____
Drainage Collection System	\$ _____	\$ _____
Sidewalks	\$ _____	\$ _____
Erosion Controls	\$ _____	\$ _____
Restoration	\$ _____	\$ _____
Detention Pond(s)	\$ _____	\$ _____
Water Quality Pond(s)	\$ _____	\$ _____
Landscaping	\$ _____	\$ _____
Parkland	\$ _____	\$ _____
Transportation	\$ _____	\$ _____
Other: <u>TIA</u>	\$ <u>74,914.00</u>	\$ _____

TOTAL

\$ 74,914.00

Wendy Stucker
Wendy Stucker, Fiscal Surety Office

Comments:



MEMORANDUM

To: Wendy Stucker, Fiscal Officer
Planning & Development Review Dept.

From: Ivan J. Naranjo, Senior Planner
Planning & Development Review Dept.

Date: January 14, 2013

Subject: Slaughter Crossing TIA
Zoning Case C14-2012-0092
Fiscal Surety Required

As a condition of zoning approval for the above referenced project, the applicant must post fiscal for the various traffic improvements recommended with the Traffic Impact Analysis in the amount of \$74,914. The required fiscal amount is based on the enclosed construction cost estimate for Tract 1 which was prepared by the developer's traffic engineering consultant and has been approved by the Austin Transportation Dept. Thank you and please contact me at 974-7649 if you should have any questions or need additional information.

Best regards,

Ivan J. Naranjo, Senior Planner
Planning & Development Review Department
Land Use Review Division / Transportation Review Section

Cc: Joe Almazán, PDR, Development Services Process Coordinator
Wendy Rhoades, PDR, Case Manager
Brian Craig, P.E., Austin Transportation Dept.
Kathy Smith, P.E., Consulting Traffic Engineer

Enclosure

Table 9.
Slaughter Crossings TIA, January 11, 2013
Summary of Recommendations

	and Slaughter Retail TIA**)		
South 1st Street and Slaughter Lane	Construction of a westbound right-turn lane on Slaughter Ln. (Slaughter at Cullen Commercial TIA)	\$74,137 ²	5.9% (\$4,374)
	Construction of an additional southbound left-turn lane on South 1st St. (Slaughter at Cullen Commercial TIA)	\$46,848 ²	7.6% (\$3,560)
	Construction of an additional northbound left-turn lane on South 1st St. (Harrell Property TIA)	\$36,581 ²	3.8% (\$1,390)
	Construction of an eastbound right-turn lane on Slaughter Ln. (Harrell Property TIA)	\$77,537 ²	4.0% (\$3,101)
	Updating of signal equipment and optimization of signal timing (Harrell Property TIA)	\$170,947	4.7% (\$8,035)
	Construction of a northbound right-turn lane on South 1st St. (Saunders 143 Property TIA)	\$126,585 ²	24.6% (\$31,140)
	Construction of a southbound right-turn lane on South 1st St. (Slaughter and South 1st TIA)	\$83,873 ²	2.8% (\$2,348)
Total			\$165,242
Tract 1 (45.3%)			\$74,914
Tract 2 (54.7%)			\$90,328

¹Existing Wal-Mart. Improvement has not been constructed.

²Cost estimate calculation from Slaughter and South 1st TIA

³This improvement will be constructed as part of the site plan for the Saunders 143 Property.

⁴Tract fiscal percentages based on ratio of Tract 24-hour volume to total development 24-hour volume. Refer to Tables 1 and 6.



